

HAWARDEN HILL, DOLLIS HILL LANE, LONDON, NW2 7BR



EPC Rating: C

A first floor flat with two double bedrooms and located in this popular residential building fronting Dollis Hill Lane and overlooking Gladstone Park. Benefits include:-

- Gas central heating
- Double glazed windows
- Chain free sale
- Two double bedrooms west facing with summer sunsets and views over Wembley and West London
- Gross internal floor area of 668 sq ft (62 sq m) approximately
- Living area privacy with conifer
- Residents parking
- The property is located within a few yards of local bus services and schools at Crest Road and Dollis Hill Lane.
- The nearest Stations are Neasden or Dollis Hill (Jubilee Line)

PRICE:£375,000..... LEASEHOLD

HAWARDEN HILL, DOLLIS HILL LANE, LONDON, NW2 7BR (CONTINUED)

The accommodation is arranged as follows:

First Floor:

Entrance Hall: Built-in cupboard.

Lounge: 16'3" x 13'5" (4.95m x 4.10m). Double glazed window. Wood laminate flooring.

Bedroom 1 (rear): 12'10" x 10'4" (3.91m x 3.14m). Built-in wardrobes. Wood flooring. Double glazed window.

Bedroom 2 (front): 11'6" x 10'4" (3.50m x 3.14m). Double glazed window.

Kitchen: 9'1" x 8'1" (2.76m x 2.46m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds. Built-in hob with oven below and extractor hood above hob. Wall mounted boiler. Sink unit. Plumbing for washing machine.

Bathroom/WC: 8'1" x 7'1" (2.47m x 2.16m). Panelled bath with shower over bath and shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Fully tiled walls and flooring.

Lease: From 12 October 1981 to 28 September 2135 thus having approximately 113 years remaining.

Service Charge: Approximately £2,100 p.a.

Ground Rent: £150 p.a.

External Features: Residents parking. Communal gardens.

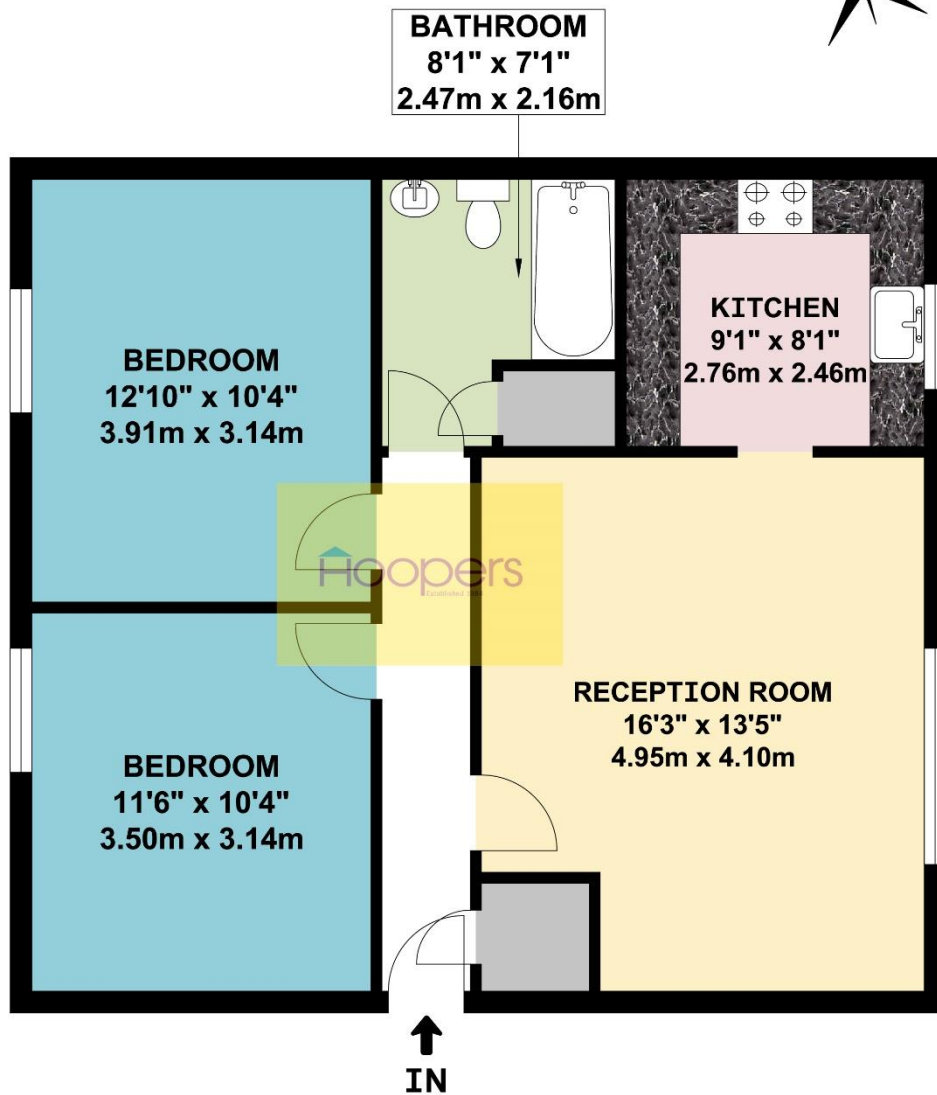
PRICE: £375,000 LEASEHOLD

VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot be guaranteed. We have not checked the operational condition of the services connected/wiring/appliances at the property and as such offer no warranties thereto. All distances mentioned to and from local amenities are approximate and based on particular routes.

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HAWARDEN HILL, DOLLIS HILL LANE, LONDON, NW2 7BR (CONTINUED)**HAWARDEN HILL
LONDON NW2****FIRST FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 667.68 SQ. FT / 62.03 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER.
FLOOR PLANS ARE NOT DONE TO "SCALE".