

DOLLIS HILL LANE, LONDON, NW2 6JH



EPC Rating: C

Presenting for sale a first floor two bedroom flat carved from a double fronted detached Edwardian built house and located in a convenient position close to the junction of Dollis Hill Lane with Dudden Hill Lane.

- Gas central heating
- Part Sash and part double glazed windows
- Chain free sale
- Own reserved parking space
- Communal gardens
- Two bathrooms (one ensuite)
- The property is located within a quarter mile approximately of Neasden (Jubilee Line) tube station.
- Gross internal floor area of 484 sq ft (45 sq m) approximately

PRICE:£375,000.....LEASEHOLD

DOLLIS HILL LANE, LONDON, NW2 6JH (CONTINUED)

The accommodation is arranged as follows:

First Floor:

Lounge/Kitchen: 14'8" x 13'9" (4.47m x 4.20m). A bright and airy room with wood flooring and sash windows. **Kitchen area:** With single drainer sink unit with mixer tap. Built-in ceramic hob with oven below and extractor hood above hob. Fitted matching wall and base cabinets with stone work surfaces above.

Bedroom 1 (rear): 13'4" x 8'11" (4.06m x 2.73m). Wood flooring. Door to:

En-suite shower room/WC: Ceramic tiling to floor and walls. Heated towel rail. Low level WC. Corner shower cubicle. Corner wash hand basin with mixer tap.

Bedroom 2 (front): 13'4" x 6'6" (4.07m x 1.98m). Sash window with secondary glazing. Cupboard with gas boiler.

Bathroom/WC: Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin with mixer tap. Low level WC. Mainly tiled walls. Ceramic tiled flooring.

Lease: 125 years from 1 July 2017 thus 120 years remaining approximately.

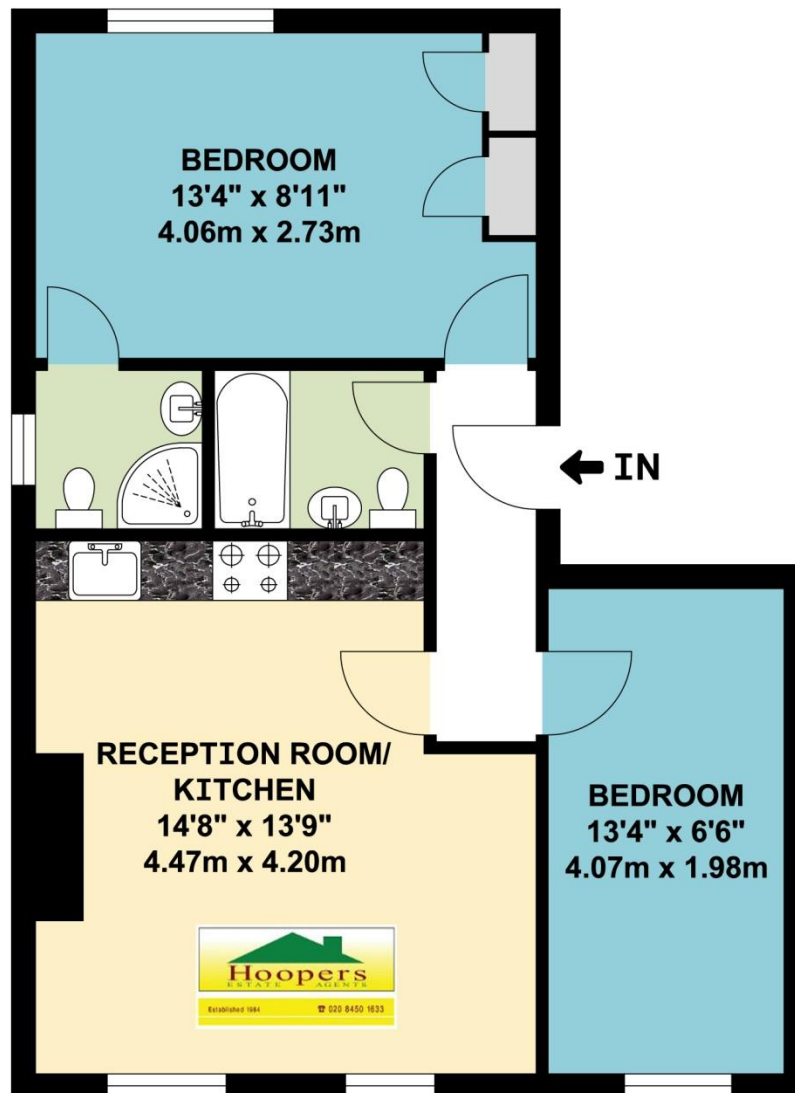
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VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

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.

DOLLIS HILL LANE, LONDON, NW2 6JH (CONTINUED)



DOLLIS HILL LANE, LONDON, NW2 6JH (CONTINUED)**DOLLIS HILL LANE
LONDON NW2****FIRST FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 484.37 SQ. FT / 45.00 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".