

MIDWOOD CLOSE (OFF DOLLIS HILL LANE), LONDON, NW2 6YL



EPC Rating: C

Situated within a popular modern development just off Dollis Hill Lane, this beautifully maintained two-bedroom home offers the perfect opportunity for first-time buyers or investors alike. The property is in turnkey condition and offers comfortable, well-proportioned living spaces across approximately 850 sq ft.

The property is in "ready to move into" condition and viewing is highly recommended.

- Gas central heating
- Double glazed windows
- Spacious living room with doors leading onto rear garden
- Two double bedrooms
- Gross internal floor area of 850 sq ft (79 sq m) approximately
- Shared free off-road parking
- The property is located within a few hundred yards of the lovely 80 acres of Gladstone Park with local bus services being available at Dollis Hill Lane
- The nearest Stations are Dollis Hill (Jubilee Line) or Brent Cross West (overground trains)
- Brent Cross shopping complex is approximately 3 miles radius

PRICE: £499,950.....FREEHOLD

MIDWOOD CLOSE (OFF DOLLIS HILL LANE), LONDON, NW2 6YL (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Built-in cloaks cupboard and understairs cupboard.

Wet Room: Fully tiled walls and floor. Low level WC and wash hand basin with vanity unit. Heated towel rail.

Lounge (rear): 16'9" x 15'3" (5.11m x 4.65m). Double glazed doors and window to rear garden. Wood flooring.

Kitchen/Dining Area (front): 11'5" x 10'10" (3.47m x 3.30m). Wall mounted cupboards with matching base cabinets and tiled surrounds. Integrated dishwasher. Space for fridge/freezer and washing machine. Built-in gas hob with oven below and extractor hood above hob. Double glazed window to front and side. Sink unit with mixer tap. Wall mounted boiler.

First Floor:

Bedroom 1: 15'3" x 8'7" (4.65m x 2.62m). Double glazed window.

Bedroom 2: 13'5" x 8'1" (4.08m x 2.47m) Double glazed window. Fitted wardrobes.

Bathroom: 5'5" x 5'0" (1.65m x 1.50m). Panelled bath with mixer tap and shower attachment. Wash hand basin with vanity unit. Fully tiled walls and flooring. Double glazed window.

Separate WC: Low level WC. Tiled flooring.

External Features: Rear garden with patio and lawn area. Garden shed.

Council Tax: Band D.

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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.

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**MIDWOOD CLOSE
LONDON NW2**



APPROX. GROSS INTERNAL FLOOR AREA 850.34 SQ. FT / 79.00 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".