

VINCENT GARDENS, DOLLIS HILL, NW2 7RH



EPC Rating: D

We are pleased to be able to offer for sale this delightful and spacious ground floor mock Tudor style 1930's purpose built maisonette. Benefits include:-

- Gas central heating
- Double glazed windows
- Sole use of front and rear gardens
- Extended living room
- Garage to side of property (approached via a shared drive-in for additional parking)
- Lease in excess of 900 years
- Own front door to street
- Desirable residential location
- Gross internal floor area of 618 sq ft (57 sq m) approximately
- The property is located within a few hundred yards of local bus services and schools at Crest Road
- The nearest stations are Neasden or Dollis Hill (Jubilee Line)
- Brent Cross shopping complex is within 3 miles radius approximately

PRICE:£450,000.....LEASEHOLD

VINCENT GARDENS, DOLLIS HILL, NW2 7RH (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboard.

Bedroom 1 (front): 13'7" x 12'2" (4.15m x 3.70m). Double glazed bay window. Built-in wardrobes. Wood flooring.

Lounge: 14'0" x 12'10" (4.26m x 3.90m). Wood flooring. Double glazed window and door to garden. Leading to:

Kitchen: 9'11" x 9'11" (3.03m x 3.03m). Fitted with a range of wall mounted cabinets and base cabinets with work surfaces above. Partly tiled walls. Wall mounted boiler. Electric hob with oven below and extractor hood above hob. Double glazed window to side wall. Door leading to:

Bedroom 2 (rear): 9'8" x 7'10" (2.95m x 2.38m). Double glazed window to side.

Bathroom/WC: 8'4" x 6'1" (2.54m x 1.85m). Fully tiled walls and floor. Panelled bath with shower attachment and glass shower door. Vanity wash hand basin with cupboards below. Low level WC. Double glazed window.

External features: Front and rear gardens. Garage to rear of property (approached via a shared drive-in for additional parking).

Lease: 999 years from 29 September 1952 thus having approximately 927 years remaining.

PRICE: £450,000 LEASEHOLD

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

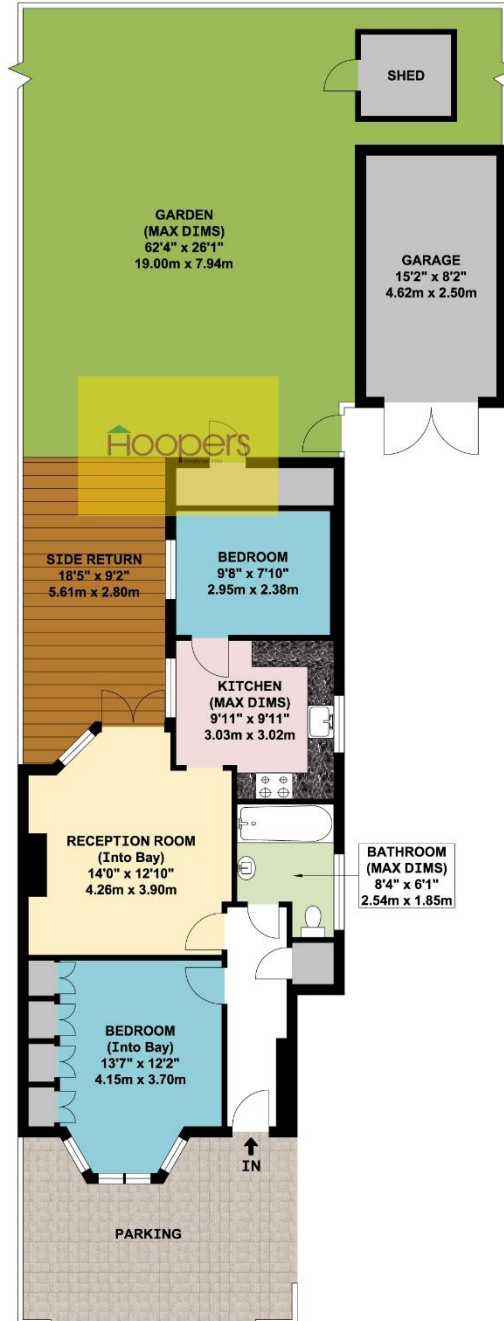
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot 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.

VINCENT GARDENS, DOLLIS HILL, LONDON, NW2 7RH (CONTINUED)



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**VINCENT GARDENS
LONDON NW2**



GROUND FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 618.17 SQ. FT / 57.43 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".