

SOUTHVIEW AVENUE, DOLLIS HILL, LONDON, NW10 1RE



EPC Rating: D

An opportunity to purchase a two bedroom ground floor maisonette situated in this residential no through road and benefitting from the following:-

- Own front door to street
- Own rear garden
- Two bedrooms
- Lease in excess of 900 years
- Few yards to Neasden (Jubilee Line) Tube Station
- Gross internal floor area of 549 sq ft (51 sq m) approximately

PRICE: £375,000..... LEASEHOLD

SOUTHVIEW AVENUE, DOLLIS HILL, LONDON, NW10 1RE (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Laminated flooring. Understairs cupboard.

Bedroom 1 (front): 13'9" x 11'7" (4.18m x 3.54m). Double glazed bay window. Wood laminate flooring.

Bathroom/WC: 7'9" x 5'8" (2.37m x 1.73m). Panelled bath. Low level WC. Pedestal wash hand basin. Partly tiled walls and ceramic tiled flooring. Double glazed window.

Lounge: 12'6" x 11'0" (3.82m x 3.34m). Wood laminate flooring. Door to:

Bedroom 2 (rear): 8'7" x 6'4" (2.62m x 1.93m). Double glazed window. Wood laminate flooring.

Kitchen: 8'7" x 7'10" (2.62m x 2.40m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above. Built-in gas hob with oven below and extractor hood above hob. Stainless steel sink unit. Wall mounted gas boiler. Plumbing for washing machine. Double glazed door to rear garden.

External Features: Own rear garden with shed and raised area. Front garden.

Lease: 999 years from 25 March 1952 thus having approximately 926 years remaining.

Council Tax: Band C.

PRICE:..... £375,000..... LEASEHOLD

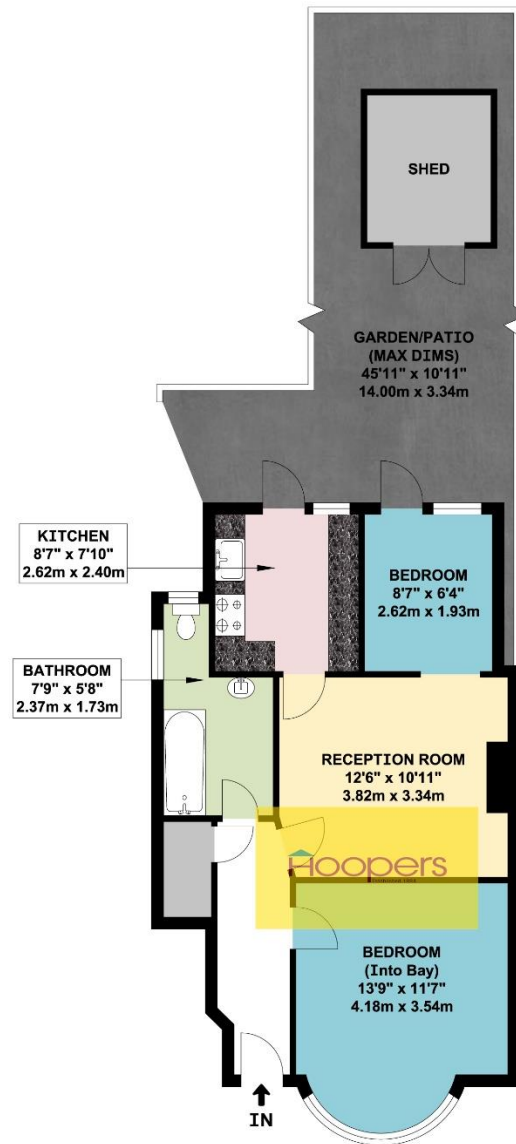
VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

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.

SOUTHVIEW AVENUE, LONDON, NW10 1RE

SOUTHVIEW AVENUE, LONDON, NW10 1RE (CONTINUED)

**SOUTHVIEW AVENUE
LONDON NW10**

**GROUND FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 548.95 SQ. FT / 51.00 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".