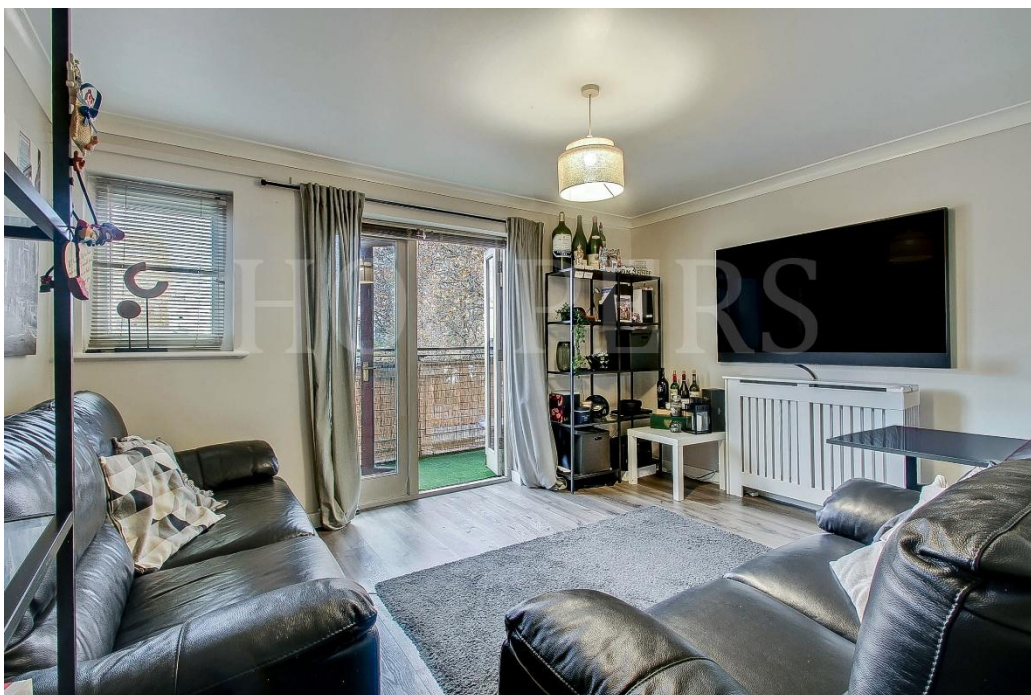


HILLSIDE, LONDON, NW10 8LF



EPC Rating: C

We offer for sale a second floor flat in a small select development of some 8 flats approximately in a detached building located opposite the junction with Wyborne Way.

The property is within a few hundred yards of Stonebridge Station (Bakerloo Line) and local bus services and shops.

- Gas central heating
- Double glazed windows
- Large balcony
- Gross internal floor area (including balcony) of 567 sq ft (53 sq m) approximately

PRICE:..... £299,950..... LEASEHOLD

HILLSIDE, LONDON, NW10 8LF (Continued)

The accommodation is arranged as follows:

Second Floor:

Entrance Hall: Wood flooring. Two built-in cupboards.

Lounge (rear): 13'5" x 12'8" (4.09m x 3.87m). French doors to:

Balcony: 14'9" x 3'5" (4.50m x 1.03m). With outside heater. Wood flooring.

Bedroom (front): 16'4" x 9'0" (4.97m x 2.75m). Double glazed window. Built-in wardrobes.

Kitchen: 10'0" x 8'0" (3.01m x 2.41m). Fitted with a range of wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds. Integrated appliances including fridge/freezer, washing machine and dishwasher. Induction hob with oven below and extractor hood above hob. Integrated microwave oven. Sink unit. Wood flooring. Double glazed window.

Bathroom/ WC: 6'5" x 6'2" (1.95m x 1.87m). White suite of panelled bath with mixer tap, shower above and folding shower screen. Pedestal wash hand basin. Low level WC. Tiling to floor and walls.

Lease: 125 years from and including 11 March 2013, thus having 113 years remaining approximately.

Ground Rent: Nil.

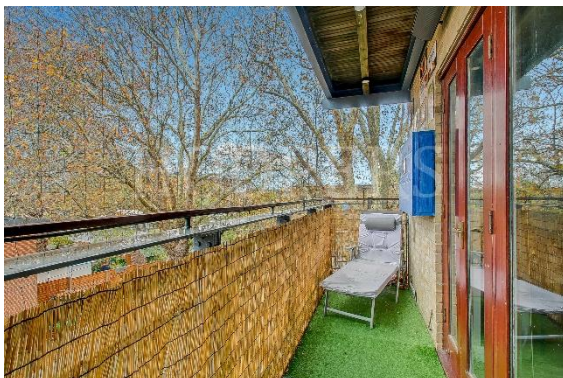
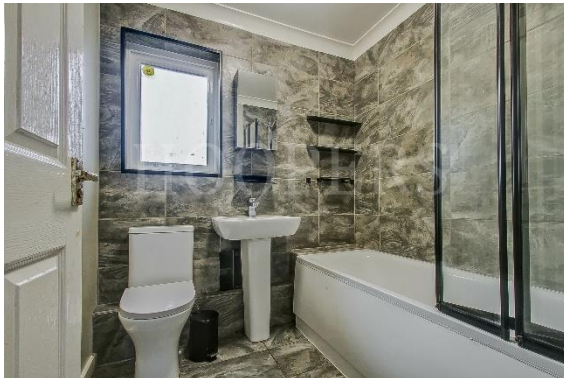
Service Charge: £1,227 p.a.

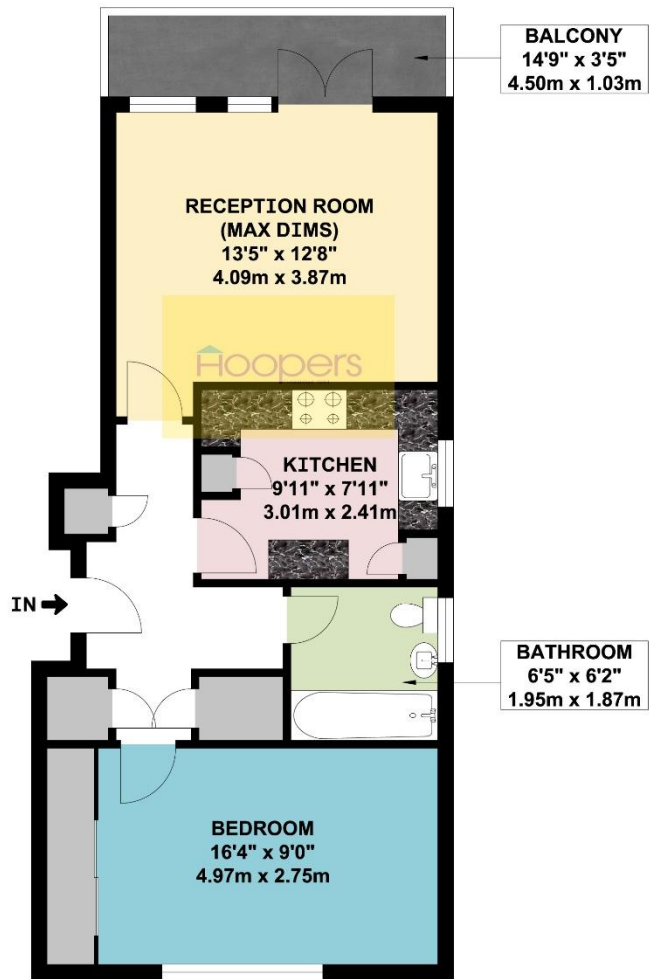
Council Tax: Band B.

PRICE: £299,950 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.

HILLSIDE, LONDON, NW10 8LF (Continued)

HILLSIDE, LONDON, NW10 8LF (Continued)**HILLSIDE
LONDON NW10****SECOND FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 519.57 SQ. FT / 48.27 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE BALCONY 567.04 SQ. FT / 52.68 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".