

## **BURNLEY ROAD, DOLLIS HILL, NW10 1EB**



EPC Rating: C

A rare opportunity to purchase a 2-bedroom ground floor garden flat, converted from one of the fabulous Edwardian built houses and situated on the ever popular Dollis Hill Estate and located within a few yards of Dollis Hill (Jubilee Line) Tube Station. Benefits include:-

- Chain free sale
- Gas central heating
- Double-glazed windows
- 2 double bedrooms
- Large open plan lounge/kitchen
- Recently installed wood flooring to all main rooms
- Sole use of rear garden
- Gross internal floor area of 708 sq ft (66 sq m) approximately
- Freehold of entire building
- Popular residential location

**PRICE: ..... £475,000.....FREEHOLD**

**BURNLEY ROAD, DOLLIS HILL, NW10 1EB (Continued)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Understairs recess area.

**Lounge/Kitchen:** 18'8" x 16'11" (5.68m x 5.15m). Wood flooring. Double glazed door to garden and double glazed window to rear. Kitchen area with ceramic tiled flooring, plumbed for washing machine and dishwasher. One and a half bowl sink unit with mixer tap. Built-in gas hob with oven below and extractor hood above hob. Fitted matching wall cabinets and base cabinets with stonework surfaces above. Downlights to ceiling.

**Bedroom 1 (front):** 12'8" x 8'4" (3.86m x 2.55m). Double glazed bay window. Wood flooring.

**Bedroom 2 (middle):** 9'5" x 8'1" (2.88m x 2.47m). Wood flooring.

**Bathroom/Shower Room/WC:** Panelled bath, separate shower cubicle, low level WC, vanity wash hand basin, mixer tap and cupboard below, fully ceramic tiled walls and flooring.

**External Features:** Own rear garden with decking, lawn and garden shed.

**Council Tax:** Band C.

<b><u>PRICE:</u></b>	<b><u>£475,000</u></b>	<b><u>FREEHOLD</u></b>
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**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' 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

**BURNLEY ROAD, DOLLIS HILL, NW10 1EB (Continued)**

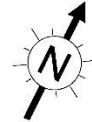


**BURNLEY ROAD, DOLLIS HILL, NW10 1EB (Continued)****Burnley Road NW10 1EB**

Approx. Gross Internal Area = 65.8 sq m / 708 sq ft

Shed = 17.2 sq m / 185 sq ft

Total = 83 sq m / 893 sq ft



Ref

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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