

DOLLIS HEIGHTS, DOLLIS HILL LANE, LONDON, NW2 6HR



EPC Rating: C

We are excited to bring to the market this beautifully presented first floor flat and only an internal inspection of the property to allow potential purchaser to appreciate the size and quality of the property.

Situated in this small select development of flats the property is close to the magnificent 80 acres of Gladstone Park and Brent Cross West Station (Thameslink overground trains). Benefits include:-

- Gas central heating
- Double glazed windows
- Spacious lounge
- Two double bedrooms
- Two bathrooms (one ensuite to bedroom 1)
- Fitted kitchen
- Long lease in excess of 900 years
- Share of freehold
- Garage
- Gross internal floor area of 782 sq ft (73 sq m) approximately
- Extensive south facing communal gardens to rear
- Security entry phone system to communal door
- Brent Cross Shopping complex is approximately 2 to 3 miles radius

PRICE:Offers in the region of £450,000.....SHARE OF FREEHOLD

DOLLIS HEIGHTS, DOLLIS HILL LANE, LONDON, NW2 6HR (CONTINUED)

The accommodation is arranged as follows:

First Floor:

Lounge: 18'1" x 14'0" (5.50m x 4.27m). Wood flooring. Double glazed window.

Kitchen: 11'8" x 8'4" (3.55m x 2.55m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds. Built-in gas hob with extractor hood above hob and split level oven with microwave above. Plumbed for washing machine. Integrated fridge/freezer. Wall mounted Vaillant gas boiler. Double glazed window. Sink unit with mixer tap.

Bedroom 1 (rear): 15'9" x 10'5" (4.80m x 3.17m). Double glazed window. Door to:

Ensuite Shower Room/WC: 5'0" x 4'9" (1.50m x 1.45m). Shower cubicle, low level WC and wash hand basin. Fully tiled walls and flooring. Double glazed window.

Bedroom 2 (middle): 12'5" x 8'6" (3.78m x 2.60m). Double glazed window.

Lobby: Built-in cupboard.

Principal Bathroom/WC: 8'3" x 5'0" (2.51m x 1.50m). Panelled bath with mixer tap and shower above bath. Pedestal wash hand basin. Low level WC. Tiled walls and flooring.

External Features: Garage to front of property with off street parking for an additional vehicle in front of the garage. Extensive south facing communal lawns.

Lease: 999 years from 25 March 1991 thus having approximately 964 years remaining.

Ground Rent: Peppercorn.

Service Charge: £1,500 p.a. approximately

Council Tax: Band C.

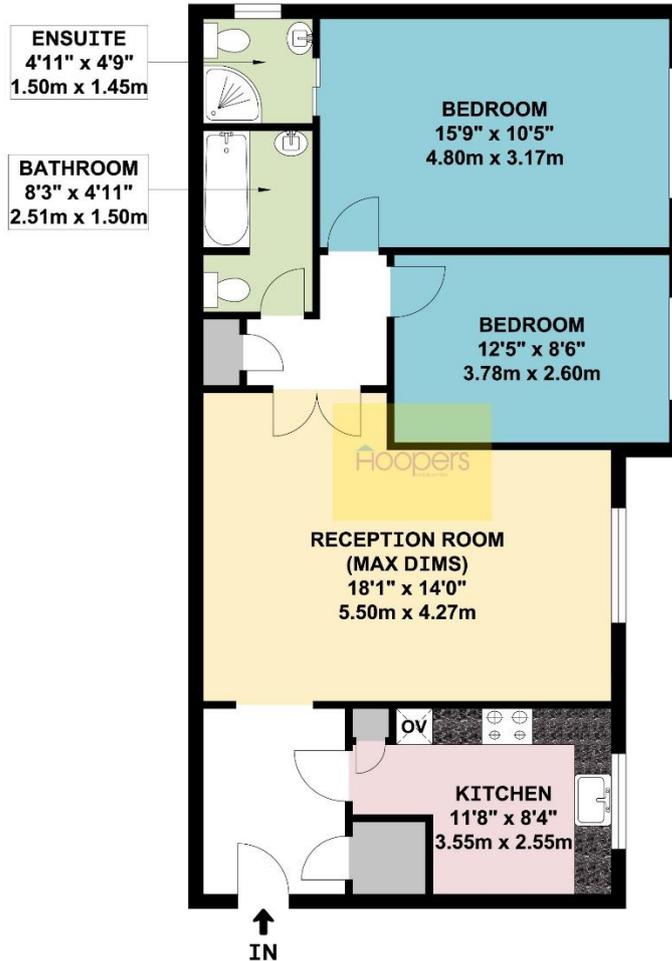
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VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

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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DOLLIS HEIGHTS, DOLLIS HILL LANE, LONDON, NW2 6HR (CONTINUED)**DOLLIS HEIGHTS,
DOLLIS HILL LANE LONDON NW2****FIRST FLOOR
FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 781.78 SQ. FT / 72.63 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".