

WORCHESTER CLOSE, DOLLIS HILL, LONDON, NW2



EPC Rating: C

A one bedroom ground floor flat located in this purpose built development and situated close to Gladstone Park.

- Double glazed windows
- Gas central heating
- Fitted kitchen
- One bedroom
- Chain free sale
- Own parking space
- The property is located close to the new Brent Cross West overground station.
- Gross internal floor area of 530 sq ft (49 sq m) approximately

PRICE:£365,000.....LEASEHOLD

Worcester Close, Dollis Hill, London NW2 (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Entry phone. Built-in cupboards.

Lounge (rear): 13'7" x 12'0" (4.13m x 3.65m). Double glazed window. Arch to kitchen.

Kitchen: 10'0" x 6'1" (3.05m x 1.86m). Double glazed window. Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds. Sink unit with mixer tap. Space for gas cooker. Plumbing for washing machine. Space for fridge freezer. Tiled splashbacks.

Bedroom: 13'9" x 9'5" (4.20m x 2.87m). Double glazed window.

Bathroom/WC: 7'6" x 5'10" (2.28m x 1.77m). Panelled bath with mixer tap and shower attachment with glass shower screen. Pedestal wash hand basin. Low level WC.

Lease: 189 years from 5 February 1999 thus having approximately 164 years remaining.

Service Charge: £231 per month including ground rent and building insurance.

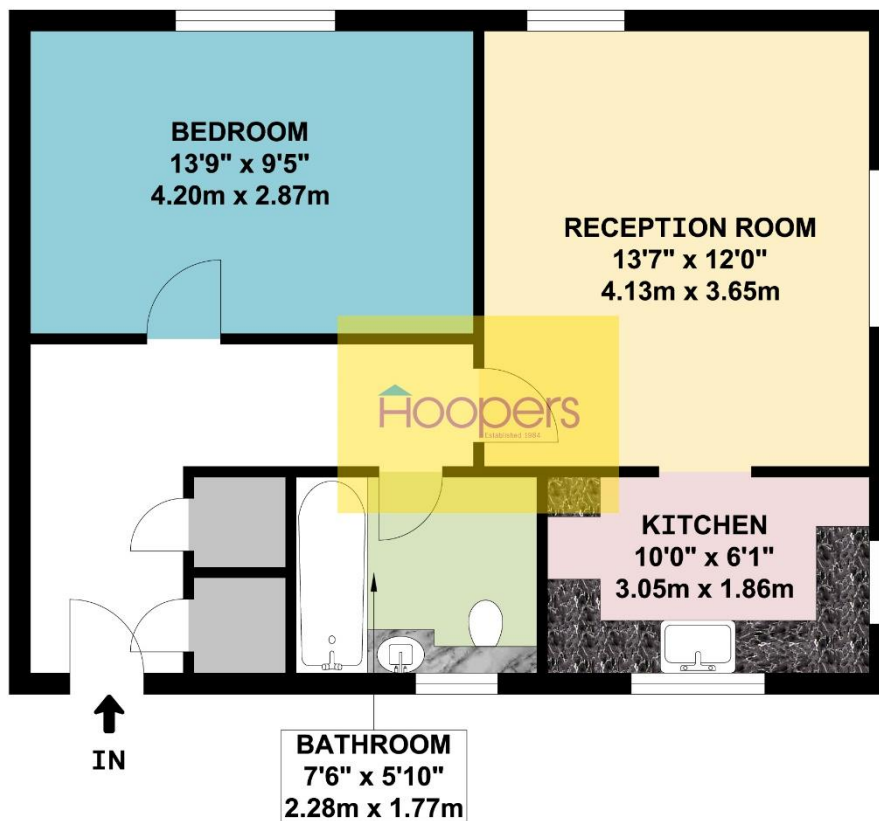
PRICE: £365,000 LEASEHOLD

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.

Worcester Close, Dollis Hill, London NW2 (CONTINUED)



Worcester Close, Dollis Hill, London NW2 (CONTINUED)**WORCHESTER CLOSE
LONDON NW2****GROUND FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 530.44 SQ. FT / 49.28 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".