

CORN MOW DRIVE, LONDON, NW10 1BA



EPC Rating: C

We are pleased to offer this third (top) floor flat set in this purpose built block by “Fairview” development constructed circa 1990 and situated in the heart of Dollis Hill on the renowned Dollis Hill Estate. The property is offered with vacant possession and is ideal for first time buyers and investors alike. Viewing is highly recommended.

- 3rd (top) floor flat
- Fitted kitchen
- Modern bathroom
- Double glazing
- Gas central heating
- Chain free sale
- Lease over 150 years
- Entry phone system
- The property is located within half a mile of Dollis Hill Station (Jubilee Line)
- Gross internal floor area of 549 sq ft (51 sq m) approximately

PRICE:£340,000.....LEASEHOLD

CORN MOW DRIVE, LONDON, NW10 1BA (CONTINUED)

The accommodation is arranged as follows:

Third (top) Floor:

Entrance Hall: Entry phone. Wood laminate flooring. Access to loft (not inspected).

Lounge (front): 14'2" x 13'2" (4.32m x 4.02m). Double glazed rear aspect window. Built-in cupboard. Wood laminate flooring.

Kitchen (rear): 11'6" x 6'10" (3.50m x 2.09m). Double glazed rear aspect window. Single drainer stainless steel sink unit. Built-in hob with oven below and extractor hood above hob. Fitted and matching wall and base cabinets with work surfaces above and tiled surrounds. Plumbing for washing machine. Wall mounted combi boiler. Tiled flooring.

Bedroom 1 (front): 12'5" x 10'9" (3.78m x 3.28m). Double glazed front aspect window. Wood laminate flooring.

Bedroom 2 (front): 10'7" x 5'5" (3.22m x 1.65m). Double glazed front aspect window. Wood laminate flooring.

Bathroom/WC: 8'5" x 4'7" (2.57m x 1.40m). Double glazed side aspect window. Panelled bath with mixer tap and shower attachment with shower screen. Pedestal wash hand basin. Low level WC. Medicine cabinet. Fitted wall unit. Part tiled walls and tiled flooring. Heated towel rail.

External features: Residents parking. Communal gardens.

Lease: 189 years from 24 June 1989, thus having approximately 153 years remaining.

Ground Rent: £180 per annum.

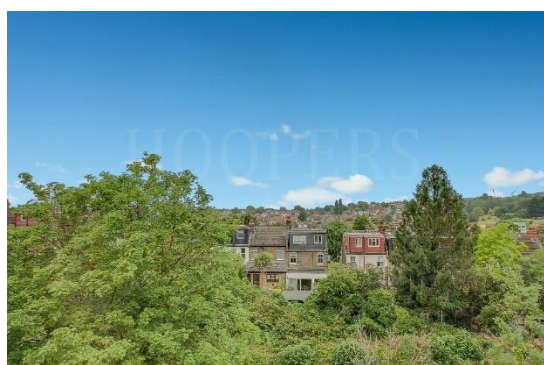
Service Charge: £2,614 per annum (including Reserve fund).

Council Tax: Band C.

<u>PRICE:</u>	<u>£340,000</u>	<u>LEASEHOLD</u>
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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.

CORNMOW DRIVE, LONDON, NW10 1BA (CONTINUED)

CORNMOW DRIVE, LONDON, NW10 1BA (CONTINUED)**CORNMOW DRIVE
LONDON NW10****THIRD 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".