

NEVILLES COURT, DOLLIS HILL LANE, NW2 6HG



EPC Rating: C

We are delighted to be able to bring to the market this well presented three bedroom ground floor apartment situated in this ever popular mansion style block overlooking Gladstone Park. The property is offered for sale chain free and viewing is recommended to appreciate the spacious nature and condition of the property.

Benefits include:-

- Gas central heating
- Double glazed windows
- Three bedrooms
- Two bathrooms
- Spacious kitchen and living room
- The property is located directly opposite Gladstone Park at the junction with Parkside and therefore enjoys views over Gladstone Park
- Residents parking
- Chain free sale
- The property is presented in ready to move into condition
- Internal gross area of 947 sq ft (88 sq m) approximately
- The nearest stations are Brent Cross West (overground trains) or Dollis Hill (Jubilee Line trains).
- Brent cross shopping complex is approximately 2 miles radius

PRICE:£475,000.....SHARE OF FREEHOLD

NEVILLES COURT, DOLLIS HILL LANE, NW2 6HG (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Tiled flooring.

Lounge: 15'0" x 14'9" (4.6m x 4.5m). Double glazed bay window. Feature fireplace. Wood flooring.

Bedroom 1 (front): 15'1" x 11'1" (4.6m x 3.4m). Double glazed window. Ceramic tiled flooring. Door to:-

Ensuite Shower Room/WC: Shower cubicle, wash hand basin and low level WC. Fully tiled walls and flooring.

Bedroom 2 (front): 11'0" x 8'2" (3.4m x 2.5m). Double glazed window. Wood laminate flooring.

Bedroom 3 (rear): 10'9" x 7'0" (3.3m x 2.1m). Wood laminate flooring. Double glazed window.

Kitchen: 10'9" x 8'3" (3.3m x 2.5m). Fitted with a range of built-in white wall mounted cabinets and matching base cabinets with work surfaces above and stone worktops with tiled surrounds. Ceramic tiled flooring. Double glazed door to garden. Built-in gas hob with extractor hood above hob and split level oven with microwave above.

Family Bathroom/WC: 8'3" x 5'6" (2.5m x 1.7m). Walk-in double width shower cubicle. Low level WC. Wash hand basin. Tiling to floor and walls. Heated towel rail.

External Features: Residents off street parking. South facing lawns to front.

Lease: 999 years from 20 July 1973 thus having approximately 948 years remaining.

Service Charge: £3,195 p.a. (including sinking fund).

Ground Rent: Nil

Council Tax: Band D.

PRICE: £475,000 SHARE OF FREEHOLD

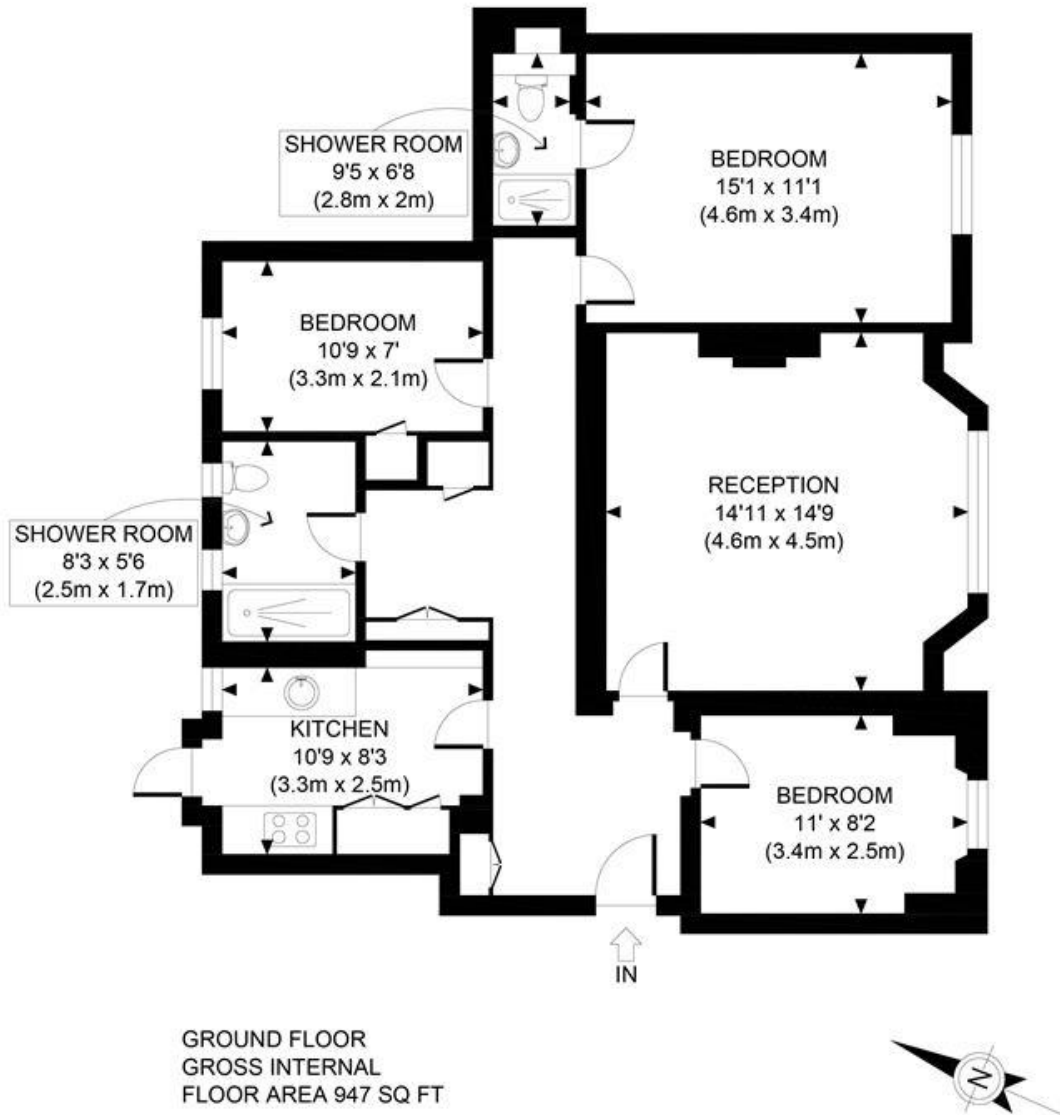
VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

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.

NEVILLES COURT, DOLLIS HILL LANE, NW2 6HG (CONTINUED)



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APPROX. GROSS INTERNAL FLOOR AREA 947 SQ FT / 88 SQM

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Nevilles Court

date 22/10/24

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