

VINCENT GARDENS, DOLLIS HILL, LONDON, NW2 7RJ



EPC Rating: D

An opportunity to purchase a first floor extended purpose built maisonette which is situated in this desirable residential road off Tanfield Avenue and is offered for sale chain free.

- Gas central heating
- Double glazed windows
- Chain free sale
- Dining room extension to rear of kitchen
- Boarded loft room (suitable for storage)
- Own rear garden
- Own front door to street
- The property is located within a few hundred yards of the wonderful 80 acres of Gladstone Park.
- Local bus services are situated within a few yards at Tanfield Avenue
- The nearest stations are Neasden or Dollis Hill (Jubilee Line)
- Gross internal floor area of 663 sq ft (62 sq m) approximately

PRICE:£450,000.....LEASEHOLD

VINCENT GARDENS, LONDON, NW2 7RJ (CONTINUED)

The accommodation is arranged as follows:

Internal Staircase to:

First Floor:

Landing: Hatch to loft space (boarded and suitable for use as a storage room)

Lounge (rear): 13'5" x 13'2" (4.10m x 4.01m). Double glazed bay window. Access to:

Kitchen: 9'10" x 9'9" (2.99m x 2.98m). Fitted with a range of built-in eye level wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds. Plumbing for washing machine. Built-in gas hob with extractor hood above hob and split level double oven. Sink unit. Open plan with:-

Dining Room Extension: 10'0" x 7'7" (3.02m x 2.31m). With door leading to garden.

Bedroom 1 (front): 14'4" x 12'0" (4.37m x 3.67m). Double glazed bay window.

Bedroom 2 (front): 7'0" x 6'8" (2.11m x 2.02m). Double glazed oriel window.

Bathroom/WC: 7'0" x 6'0" (2.11m x 1.80m). Panelled bath with shower above and mixer tap. Low level WC with concealed cistern. Wash hand basin with cupboard below. Tiling to floor and walls.

External features: Own rear garden.

Lease: 999 years from 29 September 1952, thus having 929 years remaining approximately.

PRICE: £450,000 **LEASEHOLD**

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

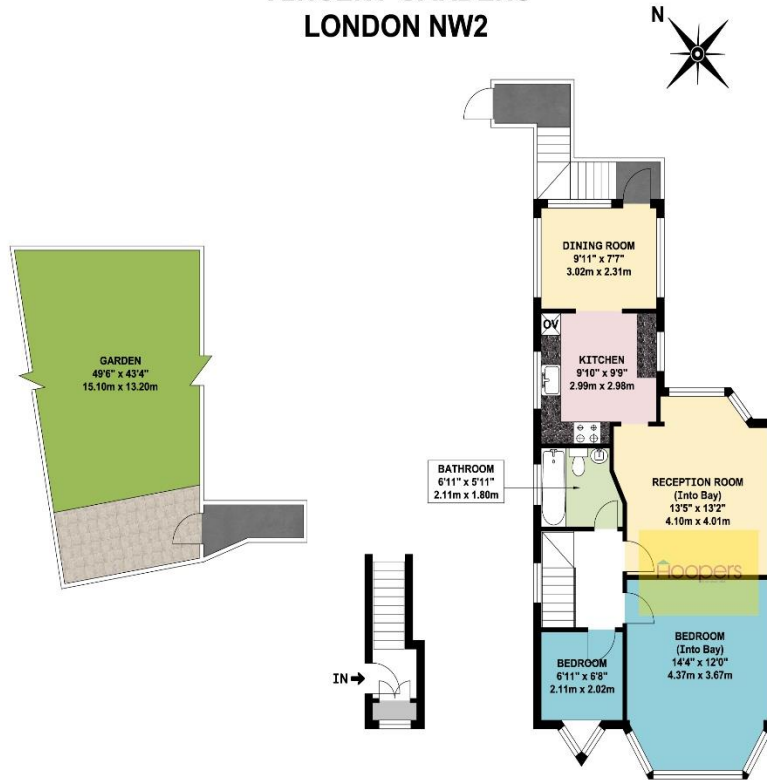
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot 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.

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LONDON NW2**



FIRST FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 662.94 SQ. FT / 61.59 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".