

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



EPC Rating: D

A spacious well presented second floor flat with two good sized bedrooms and located in this prestigious development situated within a few yards of the magnificent 80 acres of Gladstone Park.

The property is located within half a mile approximate radius of the newly opening Brent Cross West Station with overground trains into Farringdon within 15 minutes approximately

- Chain free sale
- Two good sized bedrooms
- Spacious living room
- Spacious kitchen
- Built-in wardrobes to bedrooms
- Garage
- Gas central heating
- Double glazed windows
- Gross internal floor area of 777 sq ft (72 sq m) approximately
- South facing communal gardens to rear
- Security entry phone system to main door
- Carpeted internal communal entrance halls
- The nearest stations are Neasden or Dollis Hill (Jubilee Line)

**PRICE: .....£475,000.....LEASEHOLD**

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

The accommodation is arranged as follows:

**Second Floor:**

**Entrance Hall/Kitchen-Diner:** 18'0" x 8'5" (5.48m x 2.57m). Ceramic tiled flooring. Fitted wall cupboards (some illuminated). Base cupboards with work surfaces above and tiled surrounds. Built-in gas hob with oven below and extractor hood above hob. Plumbing for washing machine. Sink unit.

**Lounge/Dining Room:** 18'0" x 14'3" (5.48m x 4.34m). Wood flooring. Double glazed windows. Dado rail. Glazed doors to inner hallway with built-in cupboards.

**Bedroom 1 (front):** 15'8" x 10'6" (4.78m x 3.20m). Built-in wardrobes. Double glazed window.

**Bedroom 2 (rear):** 12'3" x 6'8" (3.73m x 2.04m). Built-in wardrobe. Double glazed window.

**Bathroom/WC:** 10'4" x 4'10" (3.15m x 1.48m). White suite of panelled bath with shower above. Wash hand basin with mixer tap. Low level WC. Ceramic tiling to floor and walls. Heated towel rail.

**External features:** Single garage to front of property with additional driveway for residents parking to front. South facing communal rear gardens.

**Lease:** 999 years from 26 March 1991 thus approximately 968 years remaining.

**Ground Rent:** To be confirmed.

**Service Charge:** To be confirmed.

**Council Tax:** Band C.

**PRICE: £475,000 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**

**BATHROOM**  
10'4" x 4'10"  
3.15m x 1.48m

**SECOND FLOOR FLAT**

**APPROX. GROSS INTERNAL FLOOR AREA 777.04 SQ. FT / 72.19 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".