

**DUDDEN HILL LANE, LONDON, NW10 1AU**



EPC Rating: C

A split level first/second floor duplex apartment comprising guest cloakroom, large reception room with open plan kitchen to first floor, and two bedrooms and bathroom to second floor.

Presenting for sale a collection of four newly constructed beautifully presented flats in a detached building and located close to the junction of Dudden Hill Lane with Clifford Way.

Jubilee Line Tube Stations at Neasden and Dollis Hill Lane are within half a mile and 1 mile radius respectively and local shops can be found within a few hundred yards from the building at Neasden Shopping Centre.

**PRICE: ..... £499,000.....LEASEHOLD**

**DUDDEN HILL LANE, LONDON, NW10 1AU (CONTINUED)**

The accommodation is arranged as follows:

**Split Level First/Second Floor Duplex Apartment:****First Floor:**

**Open Plan Reception Room/Kitchen:** 21'10" x 13'1" (6.85m x 4.00m). ***Kitchen Area:*** Fitted wall and base units with work surfaces above. Built-in gas hob with extractor hood above hob. Sink unit. Built-in cupboard.

**Guest Cloakroom:** Low level WC and wash hand basin.

**Second Floor:**

**Bedroom 1 (front):** 12'0" x 9'6" (3.67m x 2.89m). Double glazed window.

**Bedroom 2 (rear):** 12'0" x 8'0" (3.67m x 2.41m). Double glazed window.

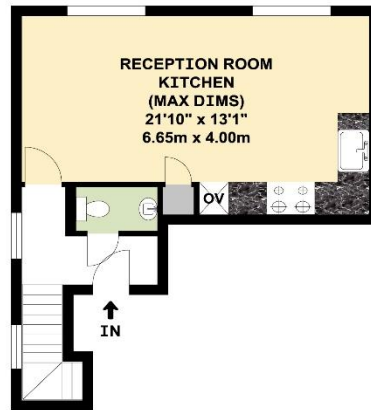
**Bathroom/WC:** 7'1" x 5'9" (2.16m x 1.75m). Panelled bath with mixer tap and hand shower above and shower screen. Low level WC. Vanity wash hand basin. Heated towel rail.

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**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS 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.

**DUDDEN HILL LANE, LONDON, NW10 1AU (CONTINUED)**

**DUDDEN HILL LANE, LONDON, NW10 1AU (CONTINUED)****DUDDEN HILL LANE  
LONDON NW10****FIRST FLOOR FLAT****SECOND FLOOR**

APPROX. GROSS INTERNAL FLOOR AREA 685.23 SQ. FT / 63.66 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".