

## **DUDDEN HILL LANE, LONDON, NW10 1AS**



EPC Rating: D

We are delighted to be instructed to offer for sale this spacious first floor flat in a purpose built development constructed circa 1938 and offering spacious accommodation for a first time buyer or this property would make an excellent buy-to-let investment due to its size and close proximity to Neasden (Jubilee Line) Tube Station. Benefits include:-

- Two double bedrooms
- Gas central heating
- Double glazed windows
- Built-in wardrobes to both bedrooms
- Modern kitchen and bathroom
- Security entry phone system
- 900+ year lease remaining
- Share of freehold
- The property is situated within a few hundred yards of Neasden (Jubilee Line) Tube Station
- Gross internal floor area of 628 sq ft (58 sq m) approximately

**PRICE: .....OFFERS IN THE REGION OF £350,000.....SHARE OF FREEHOLD**

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

The accommodation is arranged as follows:

**First Floor:**

**Entrance Hall:** Built-in cupboard.

**Lounge:** 13'2" x 12'6" (4.02m x 3.80m). Double glazed window. Built-in cupboard.

**Bedroom 1 (front):** 13'4" x 10'7" (4.07m x 3.22m). Double glazed window. Built-in wardrobes and matching bedside cabinets. Wall mounted reading lights to bedsides.

**Bedroom 2 (rear):** 10'10" x 10'7" (3.30m x 3.22m). Built-in wardrobes to one wall. Double glazed window.

**Kitchen:** 10'3" x 9'7" (3.30m x 3.22m). Fitted with a range of eye level wall mounted cupboards and matching base cabinets with work surfaces above and tiled surrounds. Built-in gas hob with oven below and extractor hood above hob. Plumbing for dishwasher and washing machine. Stainless steel sink unit with mixer tap. Wall mounted gas boiler. Double glazed window. Tiled flooring.

**Shower Room/WC:** 7'4" x 5'7" (2.23m x 1.71m). With shower cubicle, low level WC and wash hand basin. Ceramic tiling to floor and walls. Heated towel rail.

**Lease:** 999 years from 1 January 2020 thus having 996 years remaining approximately.

**Service Charge:** £300 p.m. approximately.

**PRICE: Offers in the region of £350,000 SHARE OF FREEHOLD**

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

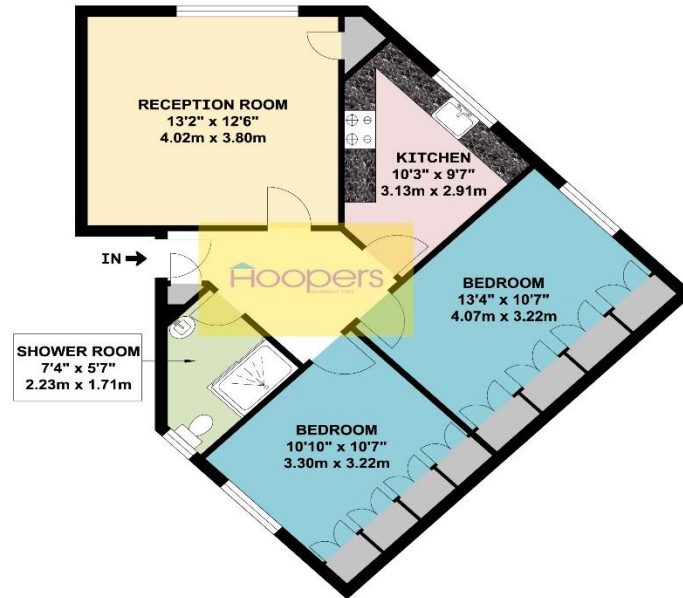
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot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

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



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LONDON NW10

**FIRST FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 627.64 SQ. FT / 58.31 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".