

BURNLEY ROAD, DOLLIS HILL, NW10 1ED



EPC Rating: C

We offer for sale this third floor flat located in a terrace of Victorian built properties (mostly converted into flats) and offering ideal first time buyer accommodation or potentially as a buy-to-let investment due to the property being within 200 yards approximately of Dollis Hill (Jubilee Line) Tube Station. Benefits include:-

- Double glazed windows
- Gas central heating
- Lease of over 150 years remaining
- Gross internal floor area of 527 sq ft (49 sq m) approximately
- Dollis Hill Station (Jubilee Line) is within a couple of hundred yards of the property
- The property is within a few hundred yards of the magnificent 80 acres of Gladstone Park
- The property is located within a few hundred yards of multiple shopping and bus services at Willesden High Road

PRICE: £350,000.....LEASEHOLD

BURNLEY ROAD, DOLLIS HILL, NW10 1ED (Continued)

The accommodation is arranged as follows:

Third Floor:**Entrance Hall:**

Lounge: 13'9" x 11'6" (4.20m x 3.51m). Double glazed window.

Bedroom 1 (rear): 12'6" x 10'10" (3.80m x 3.31m). Double glazed window.

Bedroom 2 (front): 13'8" x 7'1" (4.17m x 2.16m). Double glazed window.

Kitchen: 12'6" x 5'5" (3.80m x 1.66m).

Bathroom/WC: 6'5" x 4'10" (1.96m x 1.47m). Three piece suit of panelled bath, wash hand basin and low level WC.

Lease: 189 years from 25 July 1989 thus having approximately 153 years remaining.

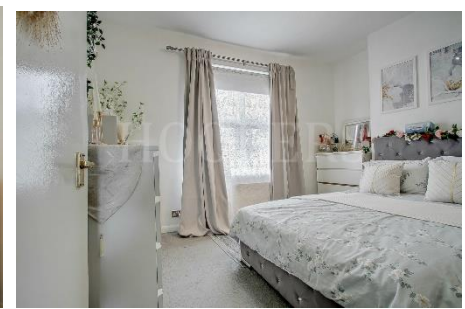
Ground Rent & Service Charge: £800.00 p.a. approximately.

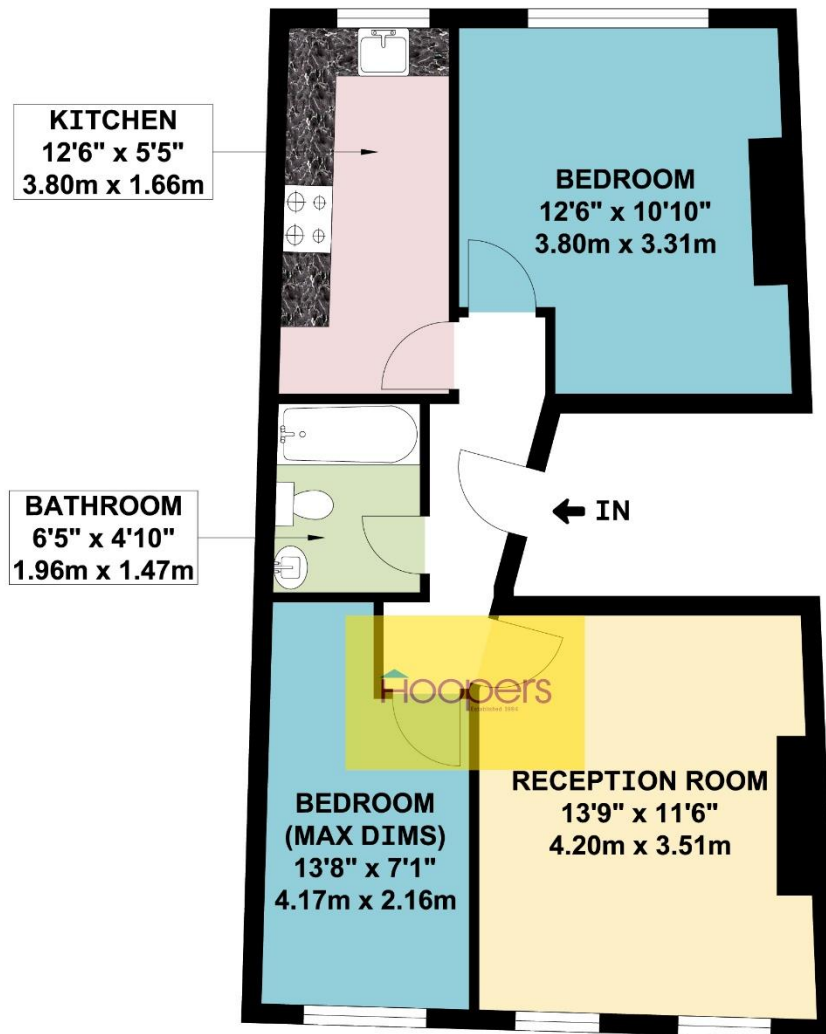
Council Tax: Band C.

PRICE: £350,000 LEASEHOLD

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

BURNLEY ROAD, DOLLIS HILL, NW10 1ED (Continued)

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LONDON NW10****THIRD FLOOR FLAT****APPROX. GROSS INTERNAL FLOOR AREA 527.43 SQ. FT / 49.00 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".