

**ABERDEEN ROAD, DOLLIS HILL, LONDON, NW10 1LS**



EPC Rating: D

A rare opportunity to purchase an extended end terrace Edwardian built corner house which has been converted into three flats and will make an ideal investment for someone as the potential rental income for the building is approximately £4,500 pcm. The building is currently let for the passing rent of £3,300 pcm approximately with all three flats currently being let on Assured Shorthold Tenancies.

The property is located on the sought after Dollis Hill Estate and therefore being situated within a few hundred yards of Dollis Hill (Jubilee Line) Tube Station, local bus services and shops.

**Offers for the freehold interest of the building are invited in the region of  
£900,000**

**PRICE: ..... £900,000.....FREEHOLD**

**ABERDEEN ROAD, DOLLIS HILL, LONDON, NW10 1LS (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor Flat:****Entrance Hall:**

**Lounge (front):** 16'5" x 12'8" (5.01m x 3.86m).

**Shower Room:** 5'7" x 4'9" (1.70m x 1.46m).

**Separate WC:**

**Kitchen:** 13'7" x 8'0" (4.15m x 2.45m).

**Bedroom (rear):** 12'0" x 11'6" (3.66m x 3.50m).

**First Floor Flat:**

**Lounge (front):** 16'4" x 12'6" (4.98m x 3.81m).

**Bedroom (rear):** 12'8" x 9'8" (3.86m x 2.94m).

**Kitchen:** 9'0" x 9'0" (2.74m x 2.72m).

**Bathroom:** 6'9" x 6'0" (2.07m x 1.83m).

**Second Floor Flat:**

**Bedroom:** 16'0" x 11'9" (4.85m x 3.58m).

**Lounge:** 11'7" x 8'3" (3.52m x 2.52m).

**Shower Room/WC:** 8'3" x 7'5" (2.52m x 2.26m).

**Kitchen:** 7'8" x 4'7" (2.33m x 1.39m)

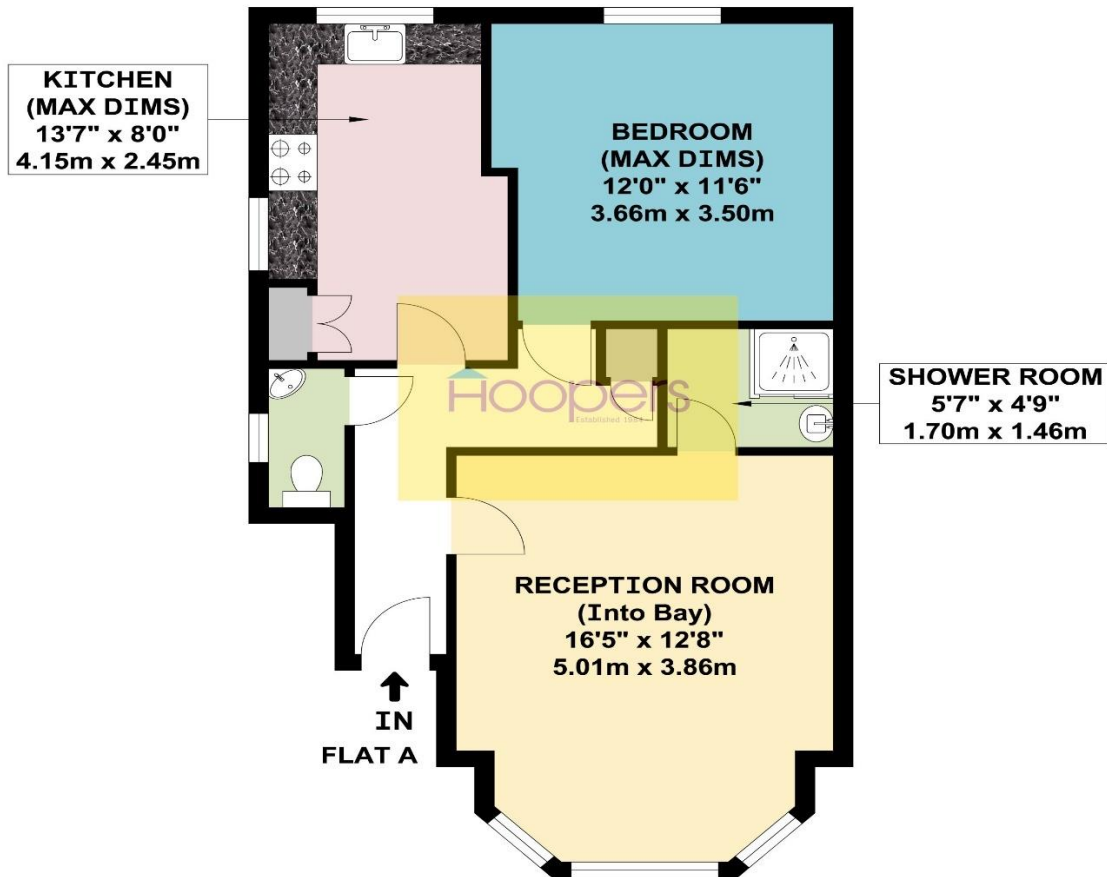
**PRICE:** **£900,000** **FREEHOLD**

**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.

**ABERDEEN ROAD, DOLLIS HILL, LONDON, NW10 1LS (CONTINUED)**

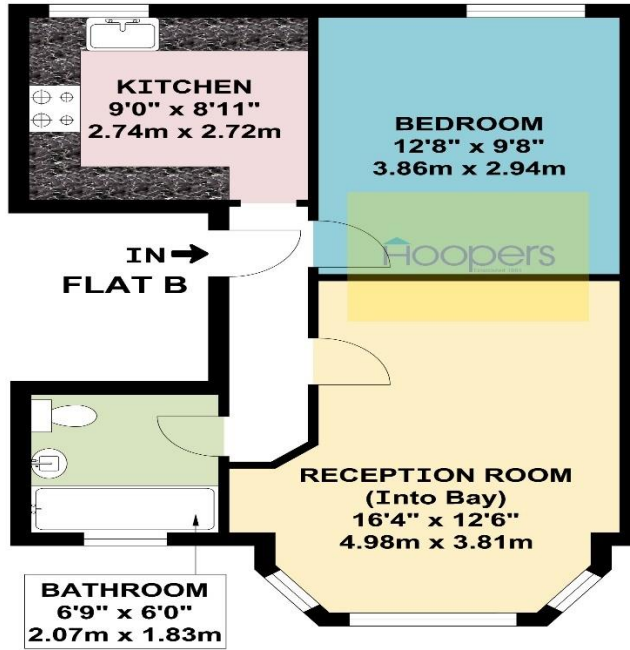


**ABERDEEN ROAD, DOLLIS HILL, LONDON, NW10 1LS (CONTINUED)****ABERDEENE ROAD  
LONDON NW10****GROUND FLOOR FLAT**

**APPROX. GROSS INTERNAL FLOOR AREA 556.06 SQ. FT / 51.66 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".

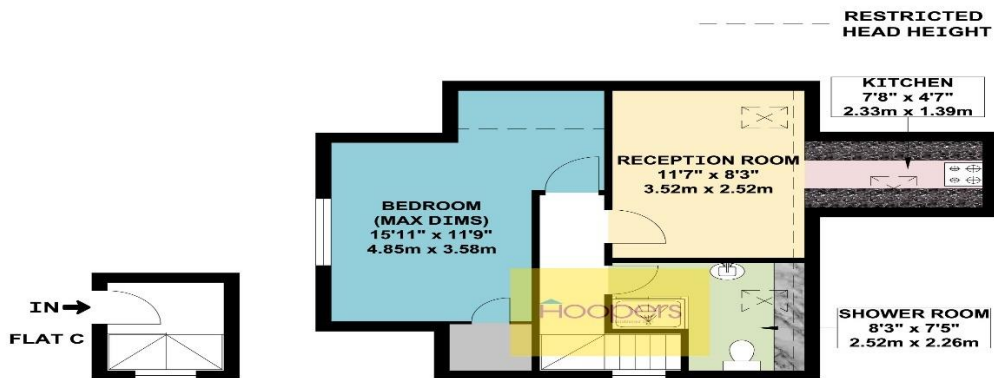
**ABERDEEN ROAD  
LONDON NW 10**



**FIRST FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 453.91 SQ. FT / 42.17 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.  
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LONDON, NW10**



**SECOND FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 420.97 SQ. FT / 39.11 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.  
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