

GREENCREST PLACE, DOLLIS HILL LANE, NW2 6HF



EPC Rating: C

We are delighted to be able to offer for sale this second floor flat, situated in a modern gated development just off Dollis Hill Lane and benefitting from the following:-

- Gas central heating
- Double glazed windows
- Fitted kitchen/living room
- Reserved parking space with access via an electric gate for security
- Entryphone system to communal doors
- Elevator to all floors
- Built in cupboards
- Juliet balcony
- The property is located within a few yards of the magnificent 80 acres of Gladstone Park with its recreational facilities
- Buses are available within a few yards at Dollis Hill Lane
- The nearest stations are Brent Cross West (overground trains) or Dollis Hill (Jubilee Line trains)
- Gross internal floor area of 476.73 sq ft (44.29 sq m) approximately
- Lease approximately 192 years remaining

PRICE: OFFERS IN THE REGION OF £325,000 LEASEHOLD

GREENCREST PLACE, DOLLIS HILL LANE, LONDON, NW2 6HF (CONTINUED)

The accommodation is arranged as follows:

Second Floor:

Entrance Hall: Built-in cupboards.

Reception Room/Kitchen: 17'8" x 17'1" (5.38m x 5.21m). Wood flooring. French door to Juliet balcony. Kitchen area fitted with a range of high gloss white finish wall cupboards and matching base cabinets with granite worktops above. Built in electric hob with oven below and extractor hood above hob. Integrated fridge and freezer, dishwasher and washing machine. Double glazed window. Sink unit.

Bedroom: 13'4" x 9'7" (4.06m x 2.91m). Built in wardrobes. Double glazed window.

Bathroom/WC: 6'3" x 5'6" (1.90m x 1.68m). Modern suite of panelled bath with mixer tap and shower above with shower screen. Vanity wash hand basin with a mixer tap and drawers below. Low level WC. Tiling to floor and walls.

Lease: 192 years approximately remaining.

Ground Rent: £300 per annum

Service Charge: Approximately £1,100 per annum

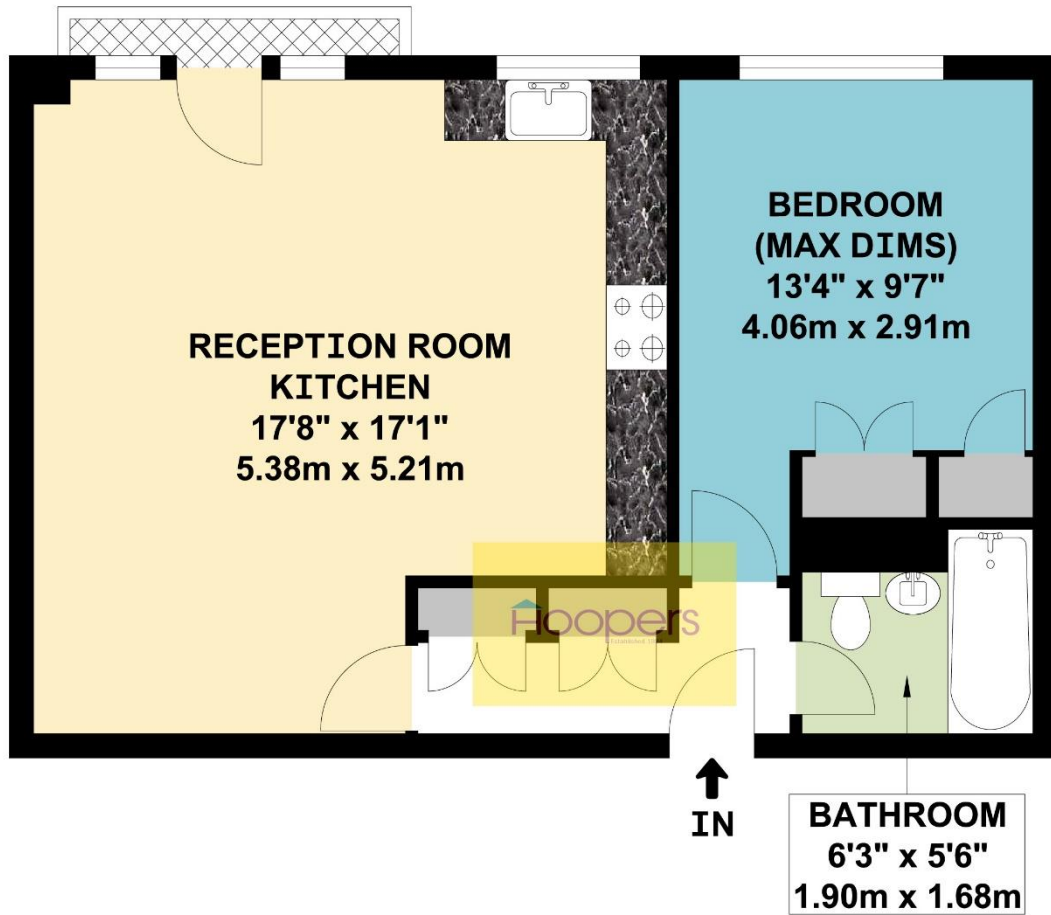
Council Tax Band: C

PRICE: OFFERS IN THE REGION OF £325,000 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.

GREENCREST PLACE, DOLLIS HILL LANE, LONDON, NW2 6HF (CONTINUED)

GREENCREST PLACE, DOLLIS HILL LANE, LONDON, NW2 6HF (CONTINUED)**GREEN CREST PLACE
LONDON NW2****SECOND FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 476.73 SQ. FT / 44.29 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".