

**HAWARDEN HILL, (DOLLIS HILL LANE), LONDON, NW2 7BR**



EPC Rating: D

We are pleased to be able to offer for sale a first floor flat in this popular residential development and this particular flat has wonderful views over Gladstone Park from the lounge and kitchen and the added benefit of two double bedrooms.

The development is situated at the junction of Brook Road with Dollis Hill Lane and is therefore within a few yards of Gladstone Park with the nearest Stations being Dollis Hill or Neasden (Jubilee Line) or Brent Cross West Station with overground trains into London within 15 to 20 minutes. Benefits include:-

- Gas central heating
- Double glazed windows
- Two double bedrooms
- Entry phone security system to main door
- Chain free sale
- Gross internal floor area of 678 sq ft (63 sq m) approximately
- Communal lawns
- Residents parking

**PRICE: ..... £360,000..... LEASEHOLD**

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The accommodation is arranged as follows:

**First Floor:**

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

**Lounge:** 16'5" x 13'3" (5.00m x 4.05m). Wood flooring. Views over Gladstone Park. Double glazed window. Door to:

**Kitchen:** 9'0" x 8'1" (2.74m x 2.47m).

**Bedroom 1 (rear):** 12'8" x 10'6" (3.87m x 3.19m). Wood flooring. Double glazed window.

**Bedroom 2 (front):** 11'10" x 10'6" (3.60m x 3.19m). Double glazed window. Wood flooring.

**Bathroom/WC:** 8'1" x 6'10" (2.47m x 2.08m). Panelled bath with mixer tap, hand shower and rain shower above bath. Low level WC. Vanity wash hand basin with mixer tap. Ceramic tiled walls. Heated towel rail.

**Lease:** From 25 December 1980 to 24 December 2105 thus having approximately 81 years remaining.

**Service Charge:**

**PRICE: £360,000 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.

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LONDON NW2****FIRST FLOOR FLAT**

**APPROX. GROSS INTERNAL FLOOR AREA 678.12 SQ. FT / 63.00 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".