

DOLLIS HEIGHTS, DOLLIS HILL LANE, LONDON, NW2 6HR



EPC Rating: D

We are delighted to bring to the market this spacious second floor flat which is situated toward the rear of the building overlooking the lovely communal rear gardens. Benefits include:-

- Chain free sale
- Gas central heating
- Double glazed windows
- Security entry phone system to communal door
- Integral garage to front of property
- Communal drive-way providing adequate residents and guest parking
- Spacious kitchen
- Lease in excess of 950 years
- Gross internal floor area of 767 sq ft (71 sq m) approximately
- The nearest station is Brent Cross West (Thameslink trains into London in approximately 15 minutes)
- The lovely 80 acres of Gladstone Park are within a few hundred yards
- Brent Cross shopping complex is approximately 2-3 miles radius

PRICE:£450,000.....LEASEHOLD

DOLLIS HEIGHTS, DOLLIS HILL LANE, LONDON, NW2 6HR (CONTINUED)

The accommodation is arranged as follows:

Second Floor:

Entrance Hall: Storage cupboard.

Lounge: 17'8" x 14'1" (5.38m x 4.30m). Double glazed window. French doors to:

Lobby: With built-in cupboards.

Bedroom 1 (rear): 15'4" x 12'4" (4.68m x 3.76m). Double glazed window. Built-in mirror fronted wardrobes.

Bedroom 2 (middle): 12'2" x 6'7" (3.72m x 2.00m). Double glazed window.

Bathroom/WC: 10'6" x 5'1" (3.20m x 1.55m). Panelled bath, low level WC and wash hand basin. Separate shower cubicle. Tiling to floor and walls. Heated towel rail. Double glazed window.

Kitchen: 11'8" x 8'4" (3.55m x 2.55m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds. Built-in gas hob with oven below and extractor hood above hob. Plumbing/space for washing machine and dishwasher. Sink unit. Double glazed window.

External Features: Garage to front of property with up and over door. Residents parking. Communal gardens to rear.

Lease: 999 years from 25 March 1991 thus approximately 965 years remaining.

Ground Rent: Nil.

Service Charge: £1,500 p.a.

Council Tax: Band C.

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| <u>PRICE:</u> | <u>£450,000</u> | <u>LEASEHOLD</u> |
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VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

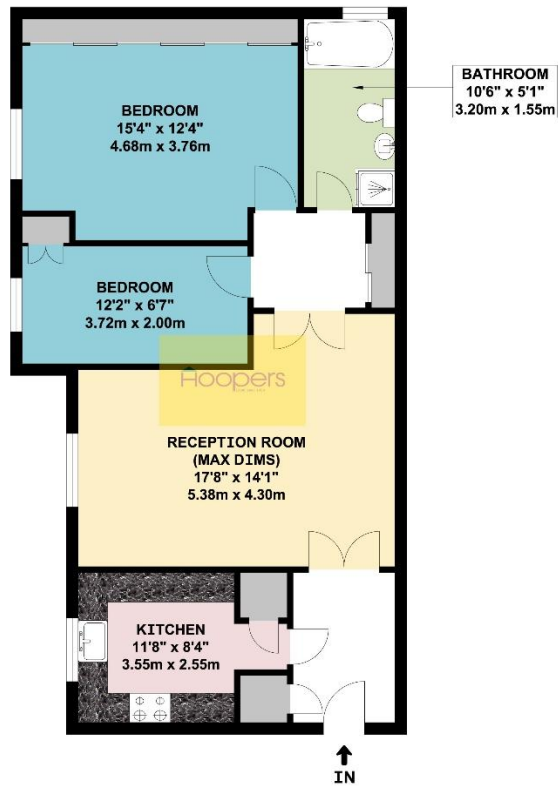
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot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

DOLLIS HEIGHTS, DOLLIS HILL LANE, LONDON, NW2 6HR (CONTINUED)



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SECOND FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 767.46 SQ. FT / 71.30 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".