

CORN MOW DRIVE, ABERDEEN ROAD, DOLLIS HILL, NW10 1BA



EPC Rating: C

A second floor Studio Flat with a separate bedroom area set in this purpose built “Fairview” development constructed circa 1990 and situated in the heart of Dollis Hill on the renowned Dollis Hill Estate

- Studio
- Separate bedroom area
- Kitchen
- Electric heating
- Secure entry phone system
- Bathroom/WC
- Wood laminate flooring
- Gross internal floor area of 323 sq ft (30 sq m) approximately
- Situated within a few hundred yards of Dollis Hill (Jubilee Line) tube station and a few hundred yards of Gladstone Park
- Residents’ parking
- Ideal for first time buyers/investors alike
- Chain free sale
- Viewing highly recommended

PRICE:£240,000.....LEASEHOLD

CORNLOW DRIVE, ABERDEEN ROAD, DOLLIS HILL, NW10 1BA (continued)

The accommodation is arranged as follows:

First Floor:

Entrance Hall: Entry phone. Built-in cupboard housing water tank. Wood laminate flooring.

Studio/Lounge: 14'1" x 9'6" (4.30m x 2.90m). Rear aspect window. Wood laminate flooring.

Arch to kitchen and bedroom areas: -

Kitchen: 8'3" x 4'8" (2.51m x 1.42m). Rear aspect window. Single drainer stainless steel sink unit with mixer tap and cupboard below. Fitted wall and base units. Electric cooker point. Plumbing for washing machine. Part tiled walls. Wood laminate flooring.

Bedroom Area: 9'2" x 8'3" (2.80m x 2.51m). Wood laminate flooring. Built-in cupboard/wardrobe space.

Bathroom/WC: 7'9" x 4'8" (2.36m X 1.42m). Frosted rear aspect window. Panelled bath with mixer tap and shower attachment with shower rail. Vanity wash hand basin with cupboard below. Low level WC. Part tiled walls and tiled flooring. Heated towel rail.

Lease: 189 years from 24 June 1989 thus having approximately 154 years remaining.

Service Charge: £931.40 p.a.

Ground Rent: £250.00 p.a.

Council Tax: Band B - £1,583.59

PRICE

£240,000

LEASEHOLD

VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

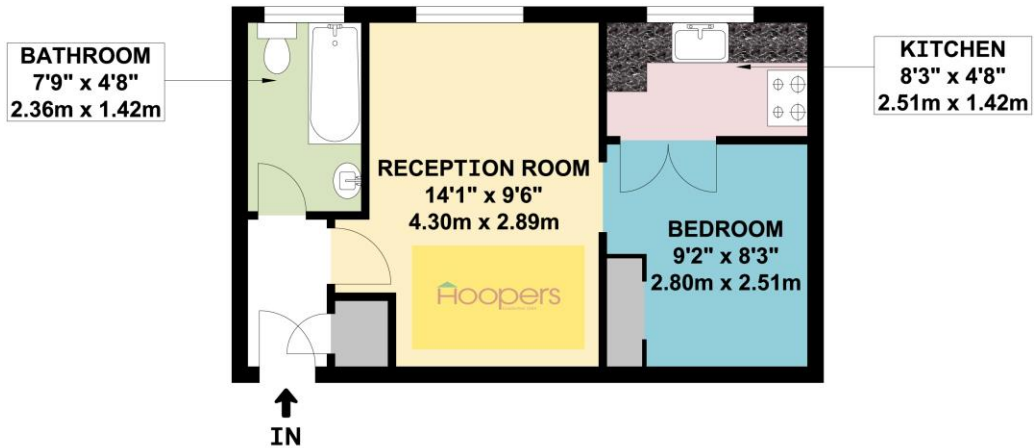
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot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

CORN MOW DRIVE, ABERDEEN ROAD, DOLLIS HILL, NW10 1BA (continued)



CORN MOW DRIVE, ABERDEEN ROAD, DOLLIS HILL, NW10 1BA (continued)

**CORN MOW DRIVE
LONDON NW10**

**SECOND FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 323.99 SQ. FT / 30.10 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".