

NEVILLES COURT, DOLLIS HILL LANE, NW2 6HQ



EPC Rating: C

We are delighted to be able to bring to the market this well presented ground floor flat located in this highly sought after and famous 1930's mansion style block directly overlooking the magnificent 80 acres of Gladstone Park.

The subject property is offered chain free and comprises three good sized bedrooms, two living rooms, kitchen and bathroom and the flat would be easily sub-divided to provide a four bedroom flat for a larger family or for investment purposes for letting. Benefits include:-

- Gas central heating
- Double glazed windows
- Chain free sale
- Lease in excess of 945 years and share of freehold
- Three bedrooms
- Two reception rooms
- The flat is just under 1,000 sq ft (89 sq m)
- Residents parking
- The nearest station is Brent Cross West with overground trains into Kings Cross and Farringdon in approximately 15 and 20 minutes respectively and Dollis Hill (Jubilee Line) Tube Station is approximately 15 minutes walk across Gladstone Park
- Brent Cross shopping complex is approximately 3 miles radius

PRICE:£499,950.....SHARE OF FREEHOLD

NEVILLES COURT, DOLLIS HILL LANE, NW2 6HQ (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall:

Lounge: 15'0" x 14'7" (4.54m x 4.45m). Wood flooring. Downlights. Double glazed windows. Open plan with:

Dining Room: 10'6" x 7'10" (3.21m x 2.40m). Double glazed window.

Bedroom 1 (rear): 12'9" x 10'7" (3.88m x 3.22m). Built-in cupboard. Double glazed window. Wood flooring.

Bedroom 2 (rear): 14'3" x 8'5" (4.35m x 2.57m). Double glazed window. Wood flooring.

Bedroom 3 (middle): 10'9" x 6'5" (3.27m x 1.95m). Double glazed window. Wood flooring.

Kitchen: 10'9" x 10'1" (3.27m x 3.07m). Fitted with a range of eye level wall mounted cabinets with matching base cabinets with work surfaces above and tiled surrounds. Sink unit with mixer tap. Built-in hob with oven below and extractor hood above hob. Space for fridge/freezer. Plumbing for washing machine and dishwasher. Double glazed door to rear service road.

Bathroom/WC: 10'9" x 8'3" (3.27m x 2.51m). Panelled bath with mixer tap and shower attachment. Fully tiled walls and flooring. Double glazed windows. Vanity wash hand basin with mixer tap and storage below. Low level WC with concealed cistern. Built-in storage cupboard.

Additional Separate WC: Low level WC.

External Features: Communal lawns. Residents parking.

Lease: 999 years from 20th July 1973 thus 947 years remaining approximately.

Service Charge: £3,466 p.a.

Council Tax: Band D.

PRICE: £499,950 SHARE OF FREEHOLD

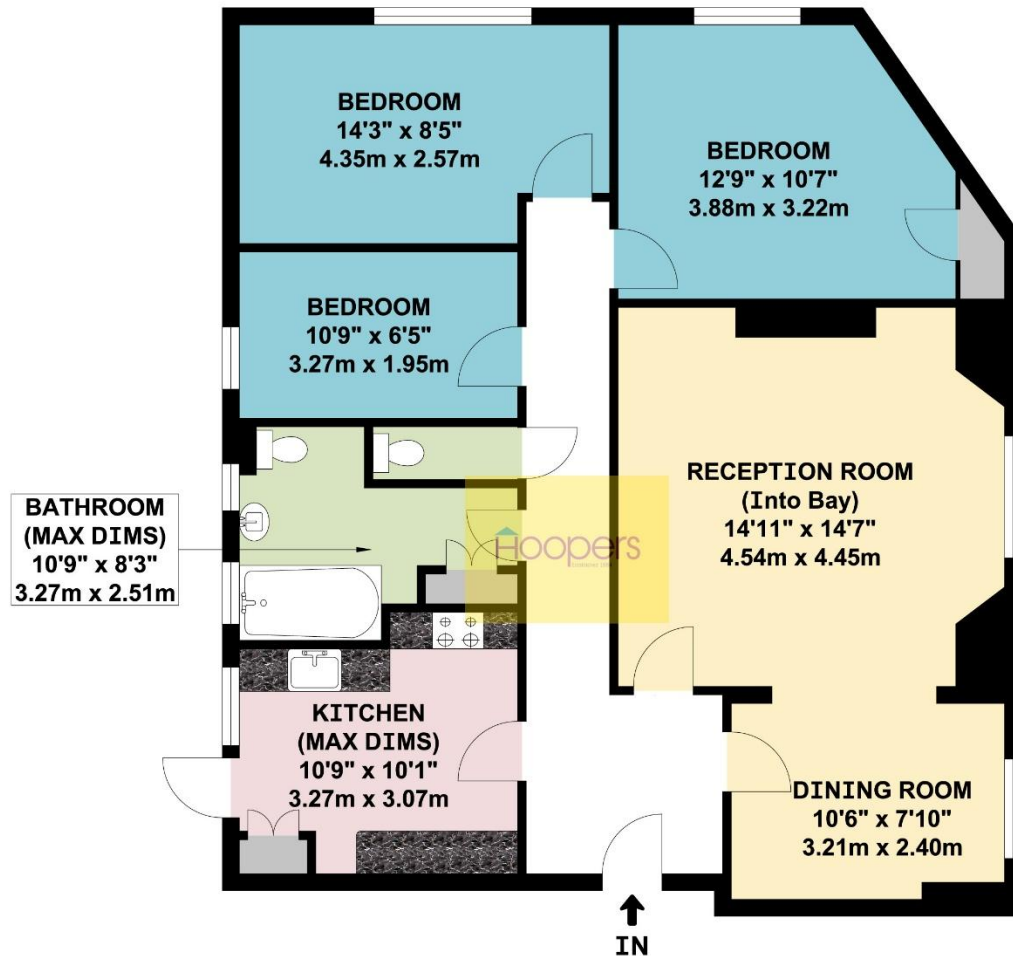
VIEWING BY APPOINTMENT ONLY THROUGH MULTI AGENTS, HOOPERS, AS ABOVE.

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.

NEVILLES COURT, DOLLIS HILL LANE, NW2 6HQ (CONTINUED)

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LONDON NW2**



GROUND FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 957.98 SQ. FT / 89.00 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".