

## VINCENT GARDENS, DOLLIS HILL, LONDON, NW2 7RH



EPC Rating: D

We are pleased to be able to offer for sale this larger than average two bedroom first floor mock Tudor style purpose built maisonette constructed circa 1930 and offering ideal first time buyer accommodation.

Benefits include:-

- Dining room extension
- Garage
- Freehold of the entire building
- Own front door to street
- Off street parking
- Own rear garden
- Gross internal floor area of 646 sq ft (60 sq m) approximately
- The property is located within a few hundred yards of local bus services at Tanfield Avenue with the nearest Stations being Neasden or Dollis Hill (Jubilee Line)
- Brent Cross Shopping complex is approximately 2 miles radius and Neasden multiple shopping facilities are within half a mile radius approximately

**PRICE: .....£475,000.....FREEHOLD**

**VINCENT GARDENS, LONDON, NW2 7RH (CONTINUED)**

The accommodation is arranged as follows:

Internal Staircase to:

**First Floor:**

**Landing:** Hatch to loft space (not inspected).

**Lounge (rear):** 13'4" x 11'4" (4.07m x 3.45m). Feature fireplace. Double glazed window.

**Bedroom 1 (front):** 14'4" x 12'2" (4.37m x 3.72m). Built-in wardrobes. Double glazed bay window.

**Bedroom 2 (front):** 7'0" x 6'10" (2.10m x 2.08m). Double glazed oriel window.

**Kitchen/Diner (extended):** **Original Kitchen:** 10'0" x 9'10" (3.04m x 3.00m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds. Wood laminate flooring. Plumbed for washing machine. Sink unit. Built-in gas hob with oven below and extractor hood above hob. Open plan with **Dining Room extension:** 9'8" x 7'6" (2.94m x 2.28m). Door to staircase leading down to own garden.

**Bathroom/WC:** 7'0" x 4'7" (2.11m x 1.40m). Panelled bath. Pedestal wash hand basin. Low level WC.

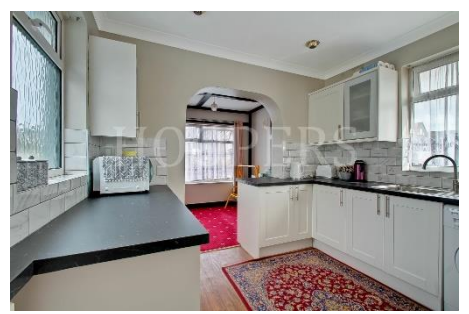
**External features:** Garage to side of property. Off street parking in front of the garage. Side pedestrian access. Own rear garden some 50' in length approximately. Own front garden.

**PRICE: £475,000 FREEHOLD**

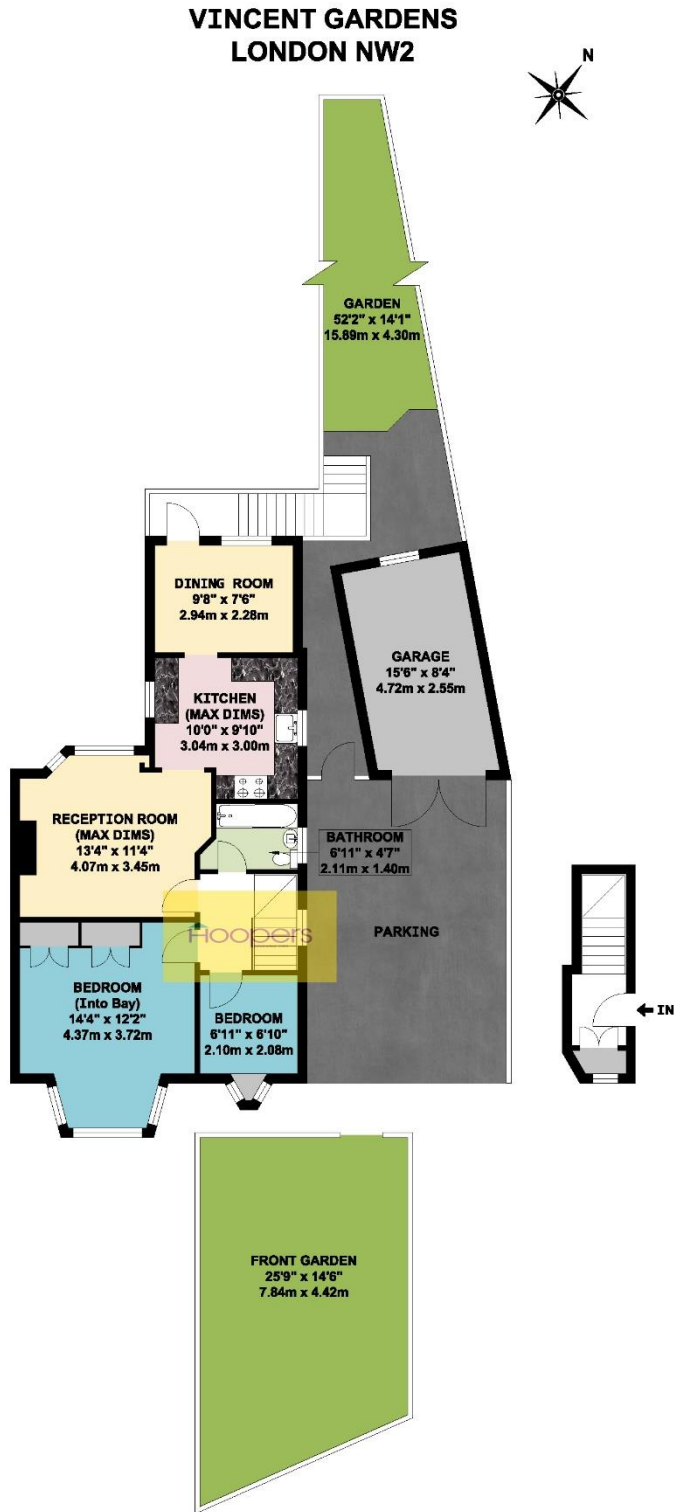
**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.**

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.

**VINCENT GARDENS, LONDON, NW2 7RH (CONTINUED)**



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**FIRST FLOOR FLAT**

**APPROX. GROSS INTERNAL FLOOR AREA 645.83 SQ. FT / 60.00 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".