

VINCENT GARDENS, DOLLIS HILL, LONDON, NW2 7RJ



EPC Rating:

A 2 bedroom ground floor purpose built garden maisonette with mock Tudor elevations and situated in this highly desirable residential street on the borders of Dollis Hill and Neasden. Benefits include:-

- Gas central heating
- Double glazed windows
- Sole use of south facing rear garden with outbuilding
- Own front door to street
- Built-in wardrobes to main bedroom
- Gross internal floor area of 635q ft (59 sq m) approximately
- The property is located within a few hundred yards of the magnificent 80 acres of Gladstone Park.
- Local shops can be found within half a mile approximately at Neasden with further shops being available at Brent Cross shopping centre within 2 to 3 miles radius approximately
- The nearest stations are Neasden or Dollis Hill (Jubilee Line)

PRICE:£415,000.....LEASEHOLD

VINCENT GARDENS, LONDON, NW2 7RJ (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboard. Wood flooring.

Lounge (rear): 13'4" x 13'1" (4.07m x 4.00m). Double glazed door and window to garden. Door to:

Kitchen: 9'10" x 9'8" (3.00m x 2.95m). Fitted with a range of wall and base cupboards. Stainless steel sink unit with mixer tap. Tiled flooring. Gas hob with oven below and extractor hood above hob. Free standing fridge/freezer. Double glazed double aspect windows. Plumbed for washing machine.

Bedroom 1 (front): 13'10" x 12'3" (4.21m x 3.73m). Wood flooring. Leaded bay window with window blinds.

Bedroom 2 (rear): 9'10" x 7'10" (3.00m x 2.40m). Wood flooring. Double glazed window.

Bathroom/WC: 8'4" x 6'1" (2.55m x 1.86m). Shower cubicle. Low level WC. Wash hand basin with cupboard below. Double glazed window. Tiling to floor and walls.

External features: South facing rear garden with patio, lawn and storage shed.

Lease: 999 years from 29 September 1952 thus having approximately 927 years remaining.

PRICE: **£415,000** **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.

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APPROX. GROSS INTERNAL FLOOR AREA 635.07 SQ. FT / 59.00 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".