

VINCENT GARDENS, DOLLIS HILL, LONDON, NW2 7RJ



EPC Rating: D

We are delighted to bring to the market this purpose built ground floor two bedroom maisonette which is offered with the additional advantage of the freehold of the entire building.

Located in this desirable residential crescent off Randall Avenue and being within a few hundred yards of local bus services and schools at Tanfield Avenue with the nearest Station being Neasden (Jubilee Line). Benefits include:-

- Own front door to street
- Off street parking to front
- Own rear garden
- Freehold of entire building
- Double glazed windows
- Popular residential location
- Garage approached via a shared drive-in
- Gross internal floor area of 634 sq ft (59 sq m) approximately

PRICE:£425,000.....FREEHOLD

VINCENT GARDENS, LONDON, NW2 7RJ (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboard.

Lounge (rear): 13'3" x 13'1" (4.03m x 4.00m). Door to rear garden and door to:-

Kitchen: 9'11" x 9'10" (3.02m x 3.00m). Built-in hob with oven below and extractor hood above hob. Plumbing for washing machine. Sink unit. Double aspect windows. Fitted wall cupboards and matching base cabinets.

Bedroom 1 (front): 14'0" x 12'2" (4.26m x 3.70m). Double glazed bay window.

Bedroom 2 (rear): 9'9" x 7'9" (2.97m x 2.37m). Built-in wardrobes.

Bathroom/WC: 8'4" x 6'1" (2.53m x 1.85m). Panelled bath with shower above and mixer tap. Low level WC. Vanity wash hand basin with cupboard below. Tiling to floor and walls.

External Features: Patio area to rear with additional lawn area measuring some 37' long making a total garden length of 57' approximately. Garage to rear of property approached via a shared drive accessed from Vincent Gardens. Outside storage cupboard.

Council Tax: Band C.

| | | |
|----------------------|------------------------|------------------------|
| <u>PRICE:</u> | <u>£425,000</u> | <u>FREEHOLD</u> |
|----------------------|------------------------|------------------------|

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 7RJ (CONTINUED)

VINCENT GARDENS, LONDON, NW2 7RJ (CONTINUED)



GROUND FLOOR FLAT
APPROX. GROSS INTERNAL FLOOR AREA 634.42 SQ. FT / 58.94 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".