

## **VINCENT GARDENS, DOLLIS HILL, NW2 7RJ**



EPC Rating: D

This spacious, recently renovated ground floor 1930s mock-Tudor maisonette offers 661 sq ft (61 sq m) of accommodation, featuring gas central heating, double glazing, a private front door, and sole use of both front and rear gardens. Benefits include:-

- Lease in excess of 900 years
- Own front door to street
- Off street parking
- Desirable residential location
- The nearest stations are Neasden or Dollis Hill (Jubilee Line)
- The property is located within a few hundred yards of local bus services and schools at Crest Road
- Brent Cross shopping complex being within 3 miles radius approximately

**PRICE: .....£455,000.....LEASEHOLD**

**VINCENT GARDENS, DOLLIS HILL, NW2 7RJ (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Wood flooring. Understairs cupboard.

**Lounge (rear):** 13'4" x 13'2" (4.06m x 4.01m). Wood flooring. Double glazed window. Door to garden.

**Kitchen:** 9'8" x 6'2" (2.94m x 1.88m). Fitted with a range of wall mounted cabinets and base cabinets with work surfaces above. Stainless steel sink unit with mixer tap. Electric hob with extractor hood above and oven below. Integrated refrigerator. Partly tiled walls. Double glazed window and door to side. Plumbing for washing machine.

**Bedroom 1 (front):** 13'11" x 12'3" (4.25m x 3.73m). Wood flooring. Double glazed bay window.

**Bedroom 2 (rear):** 10'0" x 8'0" (3.06m x 2.43m). Double glazed window.

**Shower Room/WC:** 8'10" x 6'2" (2.68m x 1.88m). Shower cubicle. Vanity wash hand basin Low level WC. Heated towel rail. Partly tiled walls. Double glazed window.

**External features:** Off street parking to front. Rear garden with patio and lawn.

**Lease:** 999 years from 29 September 1952 thus having approximately 926 years remaining.

**Ground Rent:** £6.00 p.a.

**Service Charge:** Nil.

**Council Tax:** Band C.

<b><u>PRICE:</u></b>	<b><u>£455,000</u></b>	<b><u>LEASEHOLD</u></b>
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**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.**

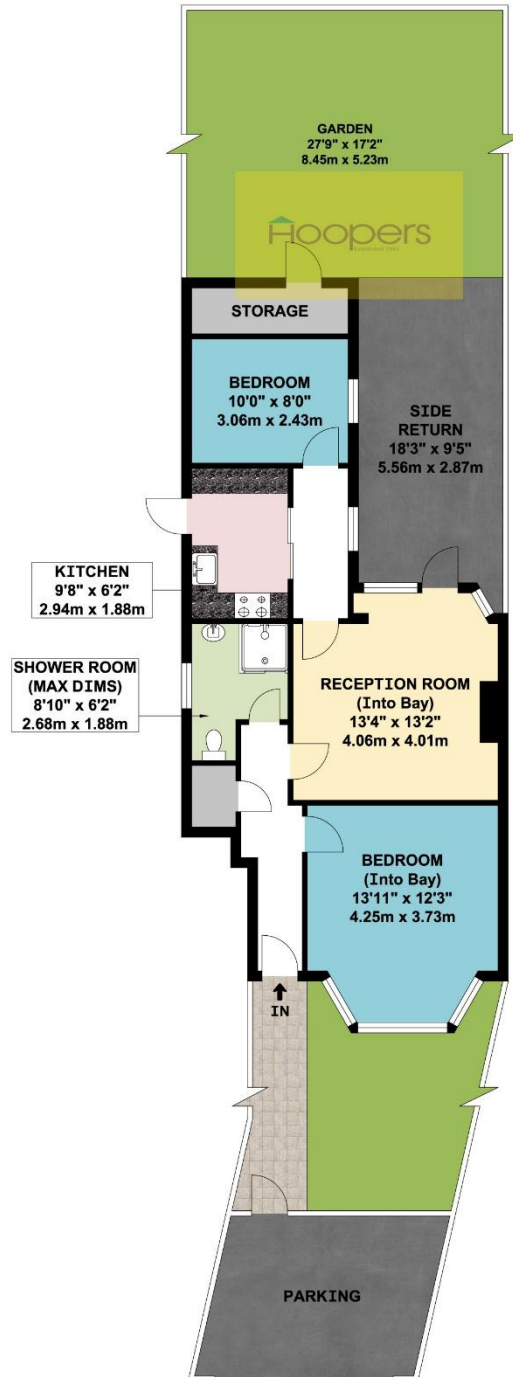
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot 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, DOLLIS HILL, LONDON, NW2 7RJ (CONTINUED)**



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**VINCENT GARDENS  
LONDON NW2**



**APPROX. GROSS INTERNAL FLOOR AREA 660.90 SQ. FT / 61.40 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.  
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