

DOLLIS HILL LANE, LONDON, NW2 6HH



EPC Rating: C

We are delighted to bring to the market this spacious ground floor garden flat situated in a three storey semi-detached 1930's built house and located towards the Edgware Road end of Dollis Hill Lane and therefore being within a ten minute walk approximately of Brent Cross West Station with overground trains into London in approximately 15 minutes.

The property occupies the whole ground floor of a large house and viewing is recommended to appreciate the size of the property some 800 sq ft and the amenities on offer. Benefits include:-

- Gas central heating
- Double glazed windows
- Two double bedrooms (one with built-in wardrobes)
- Spacious lounge open plan with large conservatory extension
- Communal garden to rear (we understand the flat owners above do not use the garden)
- Shared basement storage
- Side pedestrian access
- Gross internal floor area of 796 sq ft (74 sq m) approximately
- The property is located within a few hundred yards of the magnificent 80 acres of Gladstone Park
- Local bus services and shops are within a few hundred yards

PRICE: £499,000.....LEASEHOLD

DOLLIS HILL LANE, LONDON, NW2 6HH (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Wood flooring.

Lounge (rear): 15'11" x 12'10" (4.84m x 3.91m). Wood flooring. Feature fireplace. Double glazed French doors to:

Conservatory: 11'10" x 11'5" (3.60m x 3.48m). Wood flooring. Double glazed patio doors to garden.

Bedroom 1 (front): 15'0" x 14'10" (4.54m x 4.53m). Wood flooring. Double glazed bay window.

Bedroom 2 (rear): 13'10" x 10'1" (4.22m x 3.07m). Built-in wardrobes. Double glazed bay window.

Kitchen: 7'5" x 5'11" (2.26m x 1.81m). Stainless steel sink unit with mixer tap. Plumbing for washing machine. Fitted wall and base cabinets with work surfaces above and work surface lighting. Fully tiled walls.

Shower Room/WC: 5'11" x 5'1" (1.80m x 1.54m). Shower cubicle, wash hand basin and low level WC. Tiled flooring and fully tiled walls. Double glazed window.

External Features: Front and rear gardens, the rear garden having a summer house and additional garden shed.

Lease: 175 years from March 2025.

Ground Rent: £75 per annum.

Service Charge: £725 per annum.

Council Tax: Band C.

PRICE: £499,000 LEASEHOLD

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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LONDON NW2**



GROUND FLOOR FLAT

COMMUNAL BASEMENT

APPROX. GROSS INTERNAL FLOOR AREA 663.59 SQ. FT / 61.65 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE CONSERVATORY 796.31 SQ. FT / 73.98 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".