

**NEVILLES COURT, DOLLIS HILL LANE, NW2 6HG**



EPC Rating:

We are delighted to be able to offer for sale this well presented second floor three/four bedroom flat and situated in this highly desirable mansion style development constructed circa 1930 and overlooking Gladstone Park and Central London. Benefits include:-

- Gas central heating
- Double glazed windows
- Three/four bedrooms
- One/two living rooms
- Exclusive south facing balcony overlooking London
- Brent Cross shopping centre is approximately 2 miles radius
- Vacant possession/chain free sale
- Residents parking
- Share of freehold
- Lease in excess of 900 years
- Internal gross area of 1,007 sq ft (98 sq m) approximately
- The nearest Stations are Dollis Hill or Neasden (Jubilee Line)
- Brent Cross West Station is within half a mile of the property with trains into Farringdon in 15 minutes approximately

**PRICE: .....£525,000.....SHARE OF FREEHOLD**

**NEVILLES COURT, DOLLIS HILL LANE, NW2 6HG (CONTINUED)**

The accommodation is arranged as follows:

Communal front door with entry phone security system with carpeted stairs leading to:

**Second Floor Landing:**

**Entrance Hall:** Built-in cupboards. Wood flooring.

**Lounge:** 15'0" x 13'1" (4.58m x 3.98m). Double glazed patio doors to exclusive south facing balcony with panoramic views over Gladstone Park and London. Ceiling cornice. Feature fireplace. Wood flooring. Open plan with:

**Dining Room/Bedroom 4:** 11'0" x 11'0" (3.34m x 3.34m). (which could be converted into an additional bedroom).

Double glazed window also with views of London. Wood flooring.

**Kitchen:** 11'0" x 10'4" (3.30m x 3.14m). Double glazed rear aspect window. Single drainer one and half bowl sink unit with mixer tap and cupboards below. Fitted wall and base units with work surfaces. Built-in gas hob with extractor hood above. Separate built-in electric oven and microwave. Integrated dishwasher. Plumbing for washing machine. Part tiled walls and tiled flooring with underfloor heating. Double glazed door to balcony leading to rear.

**Bedroom 1:** 15'0" x 10'10" (4.56m x 3.30m). Double glazed side aspect window. Built-in cupboard. Wood flooring.

**Bedroom 2:** 10'10" x 8'8" (3.30m x 2.63m). Double glazed side aspect window. Wood flooring.

**Bedroom 3:** 10'10" x 6'4" (3.30m x 1.94m). Double glazed rear aspect window. Wood flooring.

**Bathroom/WC:** 10'10" x 8'9" (3.30m x 2.66m). Beautifully appointed with double glazed window. Free stand bath with mixer tap. Separate double walk-in shower. Ornate wash hand basin. Low level WC with concealed cistern. Part tiled walls and tiled flooring with underfloor heating. Heated towel rail.

**Lease:** 999 years from 20<sup>th</sup> July 1973 thus having approximately 948 years remaining.

**Service Charge:** To be confirmed.

**Ground Rent:** Peppercorn.

**External Features:** Communal lawns. Residents parking. Own south facing balcony.

**PRICE: £525,000 SHARE OF FREEHOLD**

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

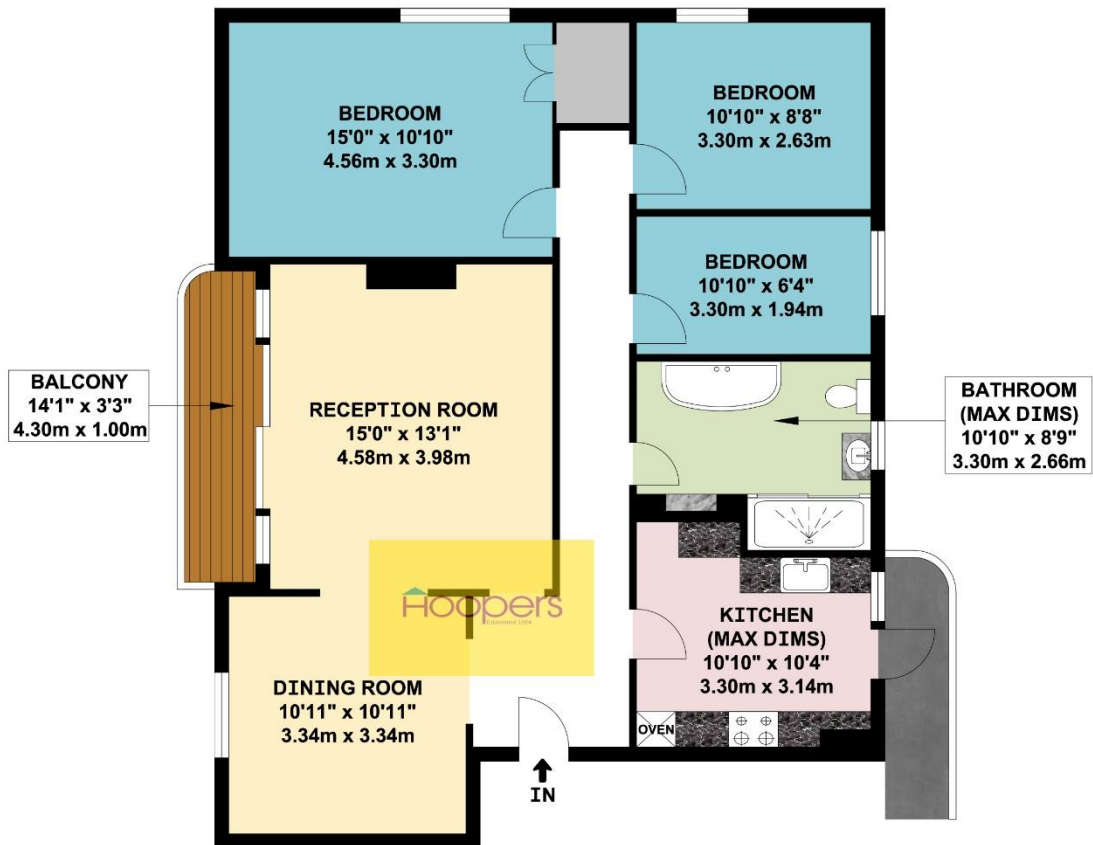
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot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

**NEVILLES COURT, DOLLIS HILL LANE, NW2 6HG (CONTINUED)**



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NEVILLES COURT, DOLLIS HILL LANE  
LONDON NW2

**SECOND FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 1006.53 SQ. FT / 93.51 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE BALCONY 1053.24 SQ. FT / 97.85 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".