



Finsbury Park Sales, 8 Blackstock Road, London N4 2DL

T 020 7704 5788 E finsburysales@ludlowthompson.com W www.ludlowthompson.com

VINCENT GARDENS DOLLIS HILL



SOLD

REF: 638272

2 Bed, Conversion Maisonette, Private Garden

Private Garden - Off street Parking - Chain Free - 939 year lease - Modern Finish

£285,000 - £300,000 A fantastic opportunity to purchase a two bedroom garden flat set on the ground floor of this purpose built maisonette. Not only does this spacious property have sole use of a garden, but further benefits from private off street parking. Blessed with a lease in excess of 900 years, this property boast a newly fitted kitchen as well as an ultra modern bathroom. CHAIN FREE

Train/Tube - Neasden, Dollis Hill, Willesden Green

Local Authority/Council Tax - Brent

Tenure - Leasehold

ludlowthompson



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Lounge



Bedroom 2



Bathroom



Kitchen



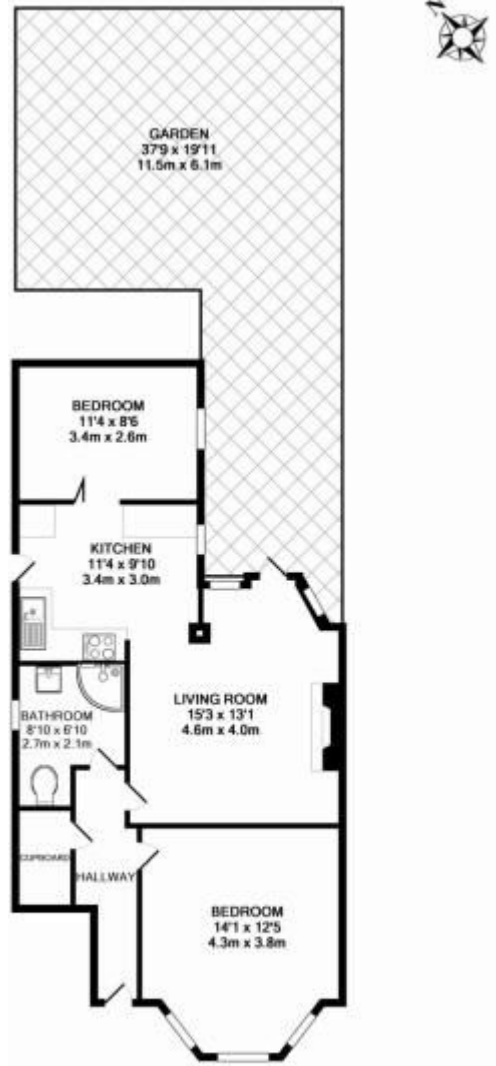
Garden



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TOTAL APPROX. FLOOR AREA 654 SQ.FT. (60.8 SQ.M.)

While 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 02012

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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Lounge - 3.99m x 4.50m (13' 1" x 14' 9")

Bedroom 1 - 3.71m x 4.39m (12' 2" x 14' 4")

Bedroom 2 - 2.29m x 2.87m (7' 6" x 9' 4")

Bathroom

Kitchen - 2.92m x 2.95m (9' 6" x 9' 8")

Garden

Tenure Details

Tenure - Leasehold

Lease Length - 939 years

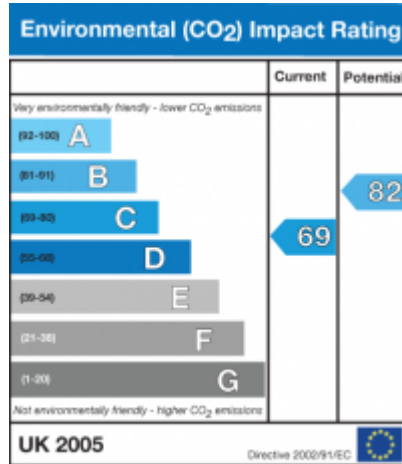
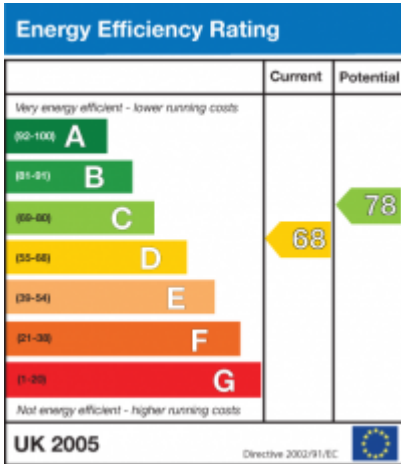
Ground Rent - £10 per year



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When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Finsbury Park Sales Office quoting 638272

DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.