



2 Bedroom
Dollis Hill Lane, NW2

 **Portland**
Trusted, every step of the way

Offers In Excess Of £475,000
Leasehold

Boasting what is arguably one of the finest views in NW2, this exceptional two-bedroom apartment is set within the sought-after Greencrest Place development.

Positioned on the top floor of this purpose-built block, the property is flooded with natural light throughout. The accommodation comprises two generously sized double bedrooms, including a principal bedroom with ensuite, alongside a well-appointed family bathroom. The standout feature is the impressive open-plan kitchen and reception space, which leads directly onto a private, westerly facing balcony.

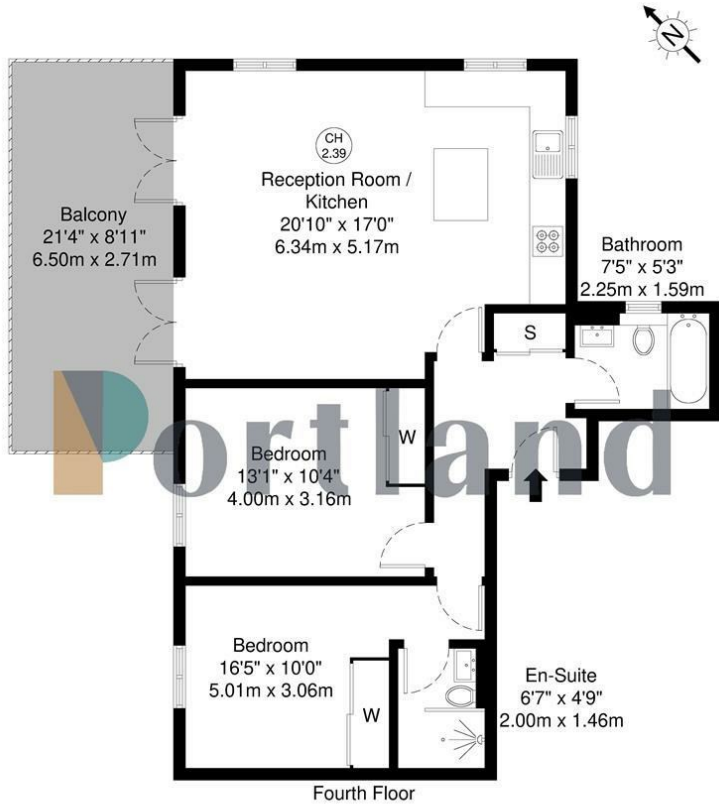
The apartment is presented in excellent condition and is ready for immediate occupation. Further benefits include secure gated off-street parking, enhanced by the addition of an EV charging point, as well as lift access for residents. The property is offered with a long lease in excess of 190 years.

Greencrest Place is a charming and well-maintained development, quietly tucked away off Dollis Hill Lane. Brent Cross West (Thameslink) is within easy walking distance, providing rapid access to St. Pancras and Farringdon, while a variety of bus routes are also close by. The M1 is readily accessible, offering convenient routes in and out of London.

- Two bedroom top floor flat
- Lift access
- Incredible private balcony with amazing views
- EV charging and off street parking
- Gated development
- Open plan living
- Two bathrooms
- Perfect for first time buyers
- Close to Gladstone Park
- Flooded with natural light







GROSS INTERNAL AREA (GIA) The footprint of the property 71.4 sq m / 768 sq ft	TOTAL STORAGE SPACE Storage and accessible total area 2.8 sq m / 30 sq ft	EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc. 17.6 sq m / 189 sq ft	RESTRICTED HEAD HEIGHT Limited use area under 1.5m 0.0 sq m / 0.0 sq ft
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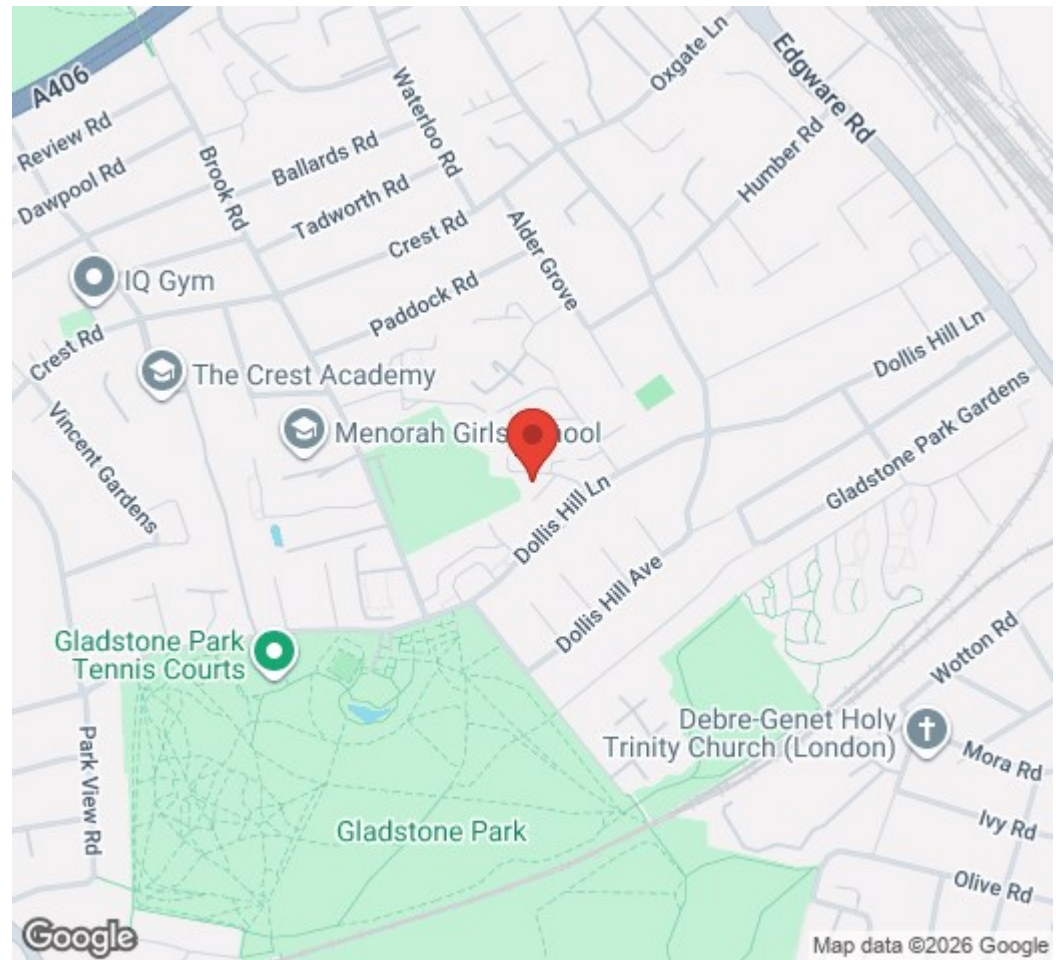
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	82	82

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		