

LENNOX GARDENS, DOLLIS HILL, LONDON, NW10 1AA



EPC Rating: D

We are pleased to bring to the market a centre terrace 1930's built house and situated in this desirable residential road being the continuation of Park View Road between Dollis Hill Lane and Dudden Hill Lane.

The property benefits the following:-

- Gas central heating
- Double glazed windows
- South facing rear garden some 73' approximately
- Off street parking to front
- Ground floor guest cloakroom
- Three good sized bedrooms to first floor
- Chain free sale
- Loft room
- Gross internal floor area of 1,144 sq ft (106 sq m) approximately
- The property is located within a few yards of the magnificent 80 acres of Gladstone Park and the property is well positioned for easy access to Dollis Hill and Neasden (Jubilee Line) Stations.

PRICE: £700,000.....FREEHOLD

LENNOX GARDENS, DOLLIS HILL, LONDON, NW10 1AA (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboards.

Lounge (front): 16'6" x 13'7" (5.02m x 4.13m).

Dining Room (rear): 12'10" x 11'0" (3.92m x 3.32m). French doors to rear garden.

Kitchen: 13'9" x 8'0" (4.20m x 2.41m). Door to rear garden.

Guest Cloakroom: Low level WC.

First Floor:

Bedroom 1 (front): 17'0" x 13'7" (5.16m x 4.13m). Built-in wardrobes. Double glazed bay window.

Bedroom 2 (rear): 13'0" x 11'0" (3.93m x 3.34m). Built-in wardrobe. Double glazed window.

Bedroom 3 (rear): 9'9" x 9'1" (2.98m x 2.78m). Double glazed window.

Shower/WC: 6'9" x 6'5" (2.05m x 1.95m). With shower cubicle, wash hand basin and WC.

Second Floor (loft conversion):

Loft Room: 18'9" x 12'4" (5.71m x 3.76m).

External Features: Off street parking to front garden. Rear garden having a southerly aspect with large outbuilding to rear.

PRICE:.....£700,000..... FREEHOLD

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

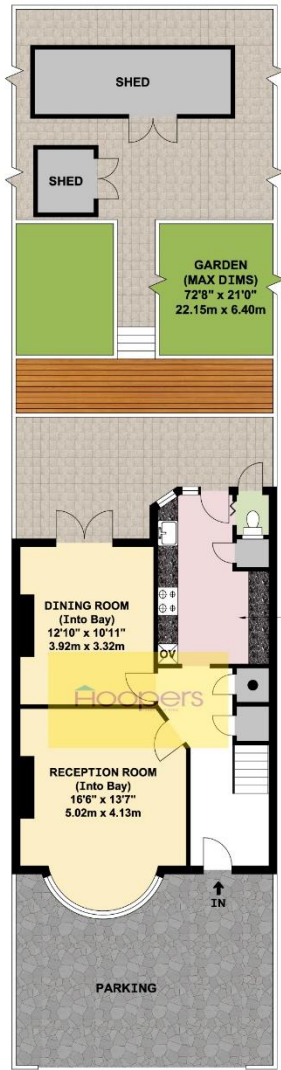
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot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

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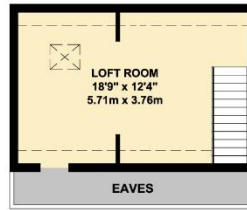
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LONDON NW10**

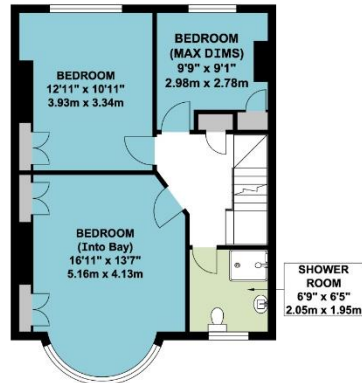


GROUND FLOOR

----- RESTRICTED HEAD HEIGHT



SECOND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1143.88 SQ. FT / 106.27 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE LOFT ROOM 1374.87 SQ. FT / 127.73 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".