

GLADSTONE PARK GARDENS, DOLLIS HILL, NW2 6RL



EPC Rating: E

A fabulous extended semi-detached 4 bedroom house and located at the Gladstone Park end of this desirable road and this particular property has the benefit of a loft conversion providing a principal bedroom suite with en-suite facilities and benefitting from a south facing rear garden.

Benefits include:-

- Gas central heating
- Partial double glazing
- South facing rear garden
- Loft conversion providing main bedroom and en-suite shower room/WC
- Spacious through lounge
- Good size kitchen
- Spacious family bathroom to first floor
- Shared drive to side of property
- Garage to rear of property (more suitable for storage)
- Brent Cross shopping complex is approximately 2 miles radius
- Brent Cross West Station is within half a mile radius approximately providing overground trains into Farringdon in approximately 20 minutes
- The magnificent 80 acres of Gladstone Park are within a few yards of the property
- Local schools can be found on Dollis Hill Lane and Crest Road
- Gross internal floor area of 1,454 sq ft (135 sq m) approximately

PRICE:£850,000.....FREEHOLD

GLADSTONE PARK GARDENS, LONDON, NW2 6RL (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Wood flooring.

Through Lounge: 29'7" x 13'6" (8.6m x 4.4m). Wood flooring. Feature fireplaces. Double glazed patio doors to rear garden.

Kitchen: 12'2" x 9'1" (3.7m x 2.8m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above. Wall mounted central heating and hot water boiler. Wood flooring. Double glazed doors to garden. One and a half bowl stainless steel sink unit. Downlights to ceiling.

First Floor:

Bedroom 1 (front): 14'8" x 13'7" (4.5m x 4.1m). Wood flooring.

Bedroom 2 (rear): 13'7" x 11'3" (4.1m x 3.4m). Wood flooring.

Bedroom 3 (rear): 9'0" x 9'0" (2.8m x 2.9m). Wood flooring.

Bathroom/WC: 8'0" x 6'6" (2.44m x 1.98m). White suite of panelled bath with mixer tap and shower above. Pedestal wash hand basin with mixer tap. Low level WC. Ceramic tiled flooring and partly tiled walls.

Second Floor (loft conversion):

Bedroom 4: 17'8" x 17'5" (5.4m x 5.3m). Providing a fabulous principal bedroom. Downlights to ceiling. Wood flooring. Velux windows to front elevation. Dormer window to rear elevation. Door to:-

Ensuite Shower Room/WC: With shower cubicle, wash hand basin and low level WC. Ceramic tiling to floor and walls.

External features: Garage to rear of property approached via a shared drive (accessed from Gladstone Park Gardens). Front and rear gardens, the rear garden some 55' in length and having a southerly aspect.

Council Tax: Band E.

PRICE: **£850,000** **FREEHOLD**

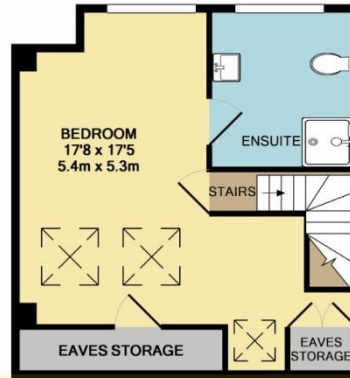
VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

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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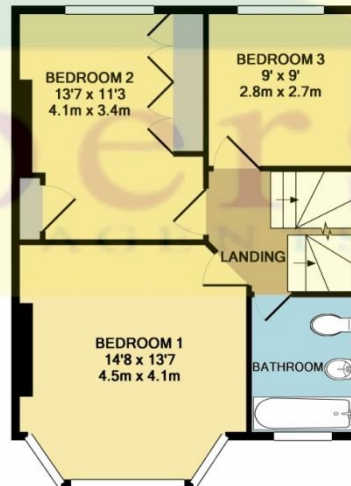
GLADSTONE PARK GARDENS, LONDON, NW2 6RL (CONTINUED)



2ND FLOOR



GROUND FLOOR



1ST FLOOR

GLADSTONE PARK GARDENS NW2
TOTAL APPROX. FLOOR AREA 1454 SQ.FT. (135.1 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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