

## **LENNOX GARDENS, DOLLIS HILL, LONDON, NW10 1AA**



EPC Rating: D

We are pleased to be able to bring to the market this spacious four bedroom family house occupying a commanding position at the junction of Park View Road and Lennox Gardens in the heart of Dollis Hill and directly opposite Gladstone Park. Benefits include:-

- Gas central heating
- Double glazed windows
- Four bedroom
- Two bathrooms
- Ground floor guest cloakroom
- Kitchen and rear living area
- South facing rear garden
- Gross internal floor area of 1,577 sq ft (147 sq m) approximately
- Garage approached via a wide drive-in (accessed from Lennox Gardens)
- The property is located within a few hundred yards of local bus services and shops at Neasden and Dollis Hill and Neasden (Jubilee Line) Tube Stations being within 10 and 15 minutes walk respectively

**PRICE: ..... £850,000.....FREEHOLD**

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

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Wood flooring.

**Guest Cloakroom:** With WC and wash hand basin.

**Through Lounge:** 17'0" x 12'6" (5.16m x 3.81m). Wood flooring. Open plan with:

**Extension:** 11'1" x 7'8" (3.38m x 2.34m). Tiled flooring. Double glazed door to garden. Downlights to ceiling. Open plan with:-

**Kitchen:** 21'3" x 8'1" (6.48m x 2.46m). Fitted with a range of eye level wall mounted cupboards and matching base cabinets with Corian worktops above. Plumbing for washing machine and dishwasher. Gas central heating and hot water boiler. Stainless steel sink unit. Roof window to extension.

**First Floor:**

**Bedroom 1 (front):** 17'1" x 12'5" (5.20m x 4.18m). Built-in wardrobes to one wall. Wood flooring. Double glazed bay window.

**Bedroom 2 (rear):** 13'0" x 11'0" (3.95m x 3.32m). Built-in wardrobes to one wall and built-in desk to opposition wall. Double glazed window.

**Bedroom 3 (rear):** 9'9" x 8'0" (2.96m x 2.45m). Wood flooring. Double glazed window. Airing cupboard.

**Shower/WC:** 7'5" x 6'3" (2.25m x 1.91m). Walk-in shower. Low level WC with concealed cistern. Vanity wash hand basin with mixer tap. Underfloor heating. Heated towel rail. Fully tiled walls and flooring.

**Second Floor (loft conversion):**

**Bedroom 4:** 22'2" x 12'2" (6.75m x 3.70m). Velux windows to front and dormer window to rear. Under eaves storage. Built-in wardrobes. Door to:-

**Ensuite Bathroom/WC:** 8'6" x 5'7" (2.58m x 1.70m). Panelled bath with centre mixer tap. Low level WC with concealed cistern. Wash hand basin. Tiling to floor and walls.

**External Features:** Front and rear gardens, the front garden providing off street parking with shared driveway leading to garage to rear with additional parking in front of garage. Rear garden some 62' in length having a southerly aspect.

**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.

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

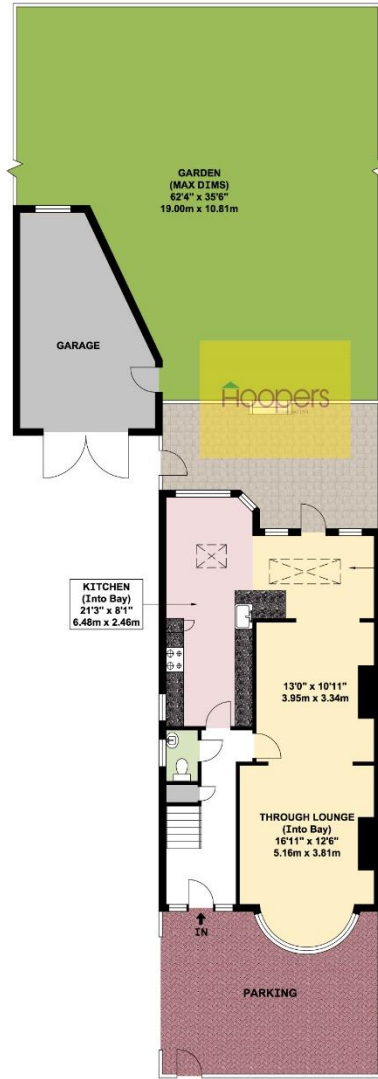


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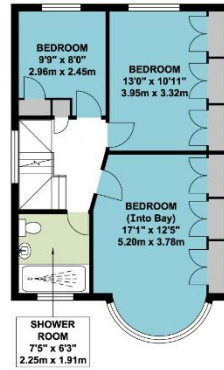
----- RESTRICTED HEAD HEIGHT



**GROUND FLOOR**



**SECOND FLOOR**



**FIRST FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 1576.69 SQ. FT / 146.48 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".