

## **OXGATE GARDENS, DOLLIS HILL, NW2 6EA**



### **EPC Rating:**

It is hard to put into words what can only be described as one of the largest houses we have seen and this double fronted house (effectively two adjoining houses) comprises some 5,500 sq ft and has been moulded into a ten bedroom house which would suit a very large family and potentially could be sub-divided to revert to two properties or possibly for commercial use as a Nursing Home, etc.

There is a huge rear garden measuring some 207' x 74' with potential to develop the rear part of the garden in conjunction with the owner of No 59 Oxgate Gardens (STPP). Benefits include:-

- Large open plan recreational area
- Large fitted kitchen/diner/breakfast room
- Ground floor guest cloakrooms (one to each property)
- Two utility rooms
- Ground floor bedroom with ensuite shower room/WC
- Loft space converted on both houses to provide additional accommodation
- Double glazed windows
- Gas central heating
- Elevator enabling access from ground to first floors
- Intercom system throughout the house with telephones in each room
- Off street parking for several vehicles
- Air conditioning to most rooms
- The property is located within a few yards of the recently opened Brent Cross West Station (with mainline trains into London in approximately 15 minutes)
- Brent Cross shopping complex is approximately 2 miles radius
- Local bus routes are within a few yards at Coles Green Road
- The magnificent 80 acres of the wonderful Gladstone Park are within a few hundred yards
- Gross internal floor area of 5,496 sq ft (511 sq m) approximately

**PRICE: ..... £3,500,000..... FREEHOLD**

## **OXGATE GARDENS, LONDON, NW2 6EA (CONTINUED)**

The accommodation is arranged as follows:

### **Ground Floor: (61 Oxgate Gardens)**

**Lounge Hall:** Marble tiled flooring. Understairs cupboard. Large built-in floor to ceiling cloaks cupboard.

**Guest WC:** Low level WC and wash hand basin. Window to side. Tiled flooring and walls.

**Recreational Area:** 28'4" x 19'1" (8.63m x 5.82m) open plan with 25'7" x 17'3" (7.80m x 5.25m). Twin double glazed bay windows. Downlights to ceiling. Wood flooring.

**Dining/TV Room:** 18'8" x 16' (5.68m x 4.87m) open plan with 18'1" x 11'5" (5.52m x 3.48m). French doors to rear garden.

**Spacious Kitchen/Diner:** 19'9" x 15'11" (6.01m x 4.86m). Centre island unit with built-in electric and gas hobs. Split level integrated oven and microwave. Twin sink units with mixer taps and granite surrounds. Integrated dishwasher and American style 'Sub Zero' fridge/freezer. Extensive range of built-in wall cupboards and base cabinets with granite worktops above. Elevator leading to first floor. Open plan with:

**Breakfast Room:** 14' 0" x 11'6" (4.24m x 3.50m). Double glazed window.

**Utility Room:** 7'4" x 6'3" (2.23m x 1.90m). Additional integrated dishwasher. Sink unit. Built-in cupboards. Tiled flooring. Double glazed window. Door to large walk-in shelved pantry.

### **Ground Floor: (63 Oxgate Gardens)**

**Bedroom:** 13'3" x 10'0" (4.04m x 3.04m). Built-in wardrobes. Double glazed window (currently used as a gym). Door to:

**Utility Room 2:** 8'11" x 6'5" (2.71m x 1.95m). Plumbing for washing machine and space for dryer. Tiled flooring. Door to:

**Lean-to:** Tiled flooring. Two large walk-in storage rooms and access to rear garden.

**Shower Room/WC:** Shower cubicle. Wash hand basin with mixer tap and cupboard below. Low level WC. Tiling to floor and walls.

**Additional Guest WC:** Fully tiled walls and flooring. Wash hand basin with mixer tap. Low level WC. Downlights to ceiling.

**Additional Entrance Hall:** With built in cloaks cupboard and door to cellar with electricity supply.

### **First Floor: (61 Oxgate Gardens)**

**Bedroom 1 (front):** 19'2" x 14'5" (5.85m x 4.40m). Built-in wardrobes. Double glazed bay window. Downlights. Door to:

**Ensuite Shower Room/WC:** Low level WC with concealed cistern. Double width walk-in shower cubicle. Vanity wash hand basin with drawers and cupboards below. Double glazed window. Downlights to ceiling. Heated towel rail. Ceramic tiling to floor and walls.

**Bedroom 2 (rear):** 18'4" x 11'8" (5.60m x 3.55m). Double glazed French doors to terrace. Built-in wardrobes.

**Landing:** Linen cupboard.

**Family Bathroom/WC:** Low level WC with concealed cistern. Double width shower cubicle with rain shower above. Wash hand basin with mixer tap and cupboard below. Fully tiled walls and flooring. Heated towel rail. Double glazed window.

**Bedroom 3 (rear):** 13'1" x 11'10" (3.98m x 3.60m).

**Bedroom 4 (rear):** 9'5" x 8'3" (2.87m x 2.52m). Elevator to ground floor.

### **First Floor: (63 Oxgate Gardens)**

**Bedroom 1 (front):** 19'3" x 13'2" (5.88m x 4.01m). Built-in wardrobes. Double glazed bay window.

**Bedroom 2 (rear):** 18'2" x 11'8" (5.60m x 3.55m). Double glazed window. Door to:

**Jack & Jill Bathroom:** 14'2" x 8'9" (4.32m x 2.66m). With free standing bath. Separate shower cubicle with bench seat and washer jets. Heated towel rail. Wood flooring. Double glazed window. Low level WC and wash hand basin.

**Bedroom 3 (rear):** 12'10" x 10'10" (3.92m x 3.31m). Built-in wardrobes. Access to Jack & Jill bathroom.

**Family Bathroom:** Shower cubicle. Wash hand basin. Low level WC. Fully tiled walls and flooring. Window to front.

**Landing:** Linen cupboard and additional storage cupboard.

**Second Floor (loft conversion): 61 Oxgate Gardens**

**Bedroom:** 17'4" x 8'6" (5.28 x 2.59). Built-in cupboards. Door to:

**Ensuite Shower Room/WC:** Shower cubicle. Low level WC. Tiling to floor and walls. Under eaves storage cupboards.

**Second Floor (loft conversion): 63 Oxgate Gardens**

**Bedroom:** 21'0" x 10'6" (8.40m x 3.20m). Built-in wardrobes. Under eaves storage cupboards. Window to rear.

**External Features:** Large outbuilding to side of property currently comprising a full sized kitchen/utility room. Additional large storage area with access to rear garden and door to front of property with outside storage cupboards.

**Exterior:** Because this property was originally two houses the garden measures some 207' x 74' with potential for development to the rear of the property. Decking area, extensive lawns, shrub borders, outside cupboards housing twin boilers and twin megaflo tanks and associated plumbing. Outbuildings to rear of property comprising of greenhouse, storage building and additional detached property comprising of a granny annexe encompassing a self-contained residential unit of lounge, open plan kitchen, separate bedroom and shower room/WC. This outbuilding could easily be used for housing staff or additional accommodation. Own drive-way to front providing off street parking for at least two vehicles with additional potential off street parking to front of properties.

**Council Tax:** Band G

**PRICE: £3,500,000 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.



**OXGATE GARDENS, LONDON, NW2 6EA (CONTINUED)**



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**OXGATE GARDENS  
LONDON NW2**



**GROUND FLOOR**

**FIRST FLOOR**

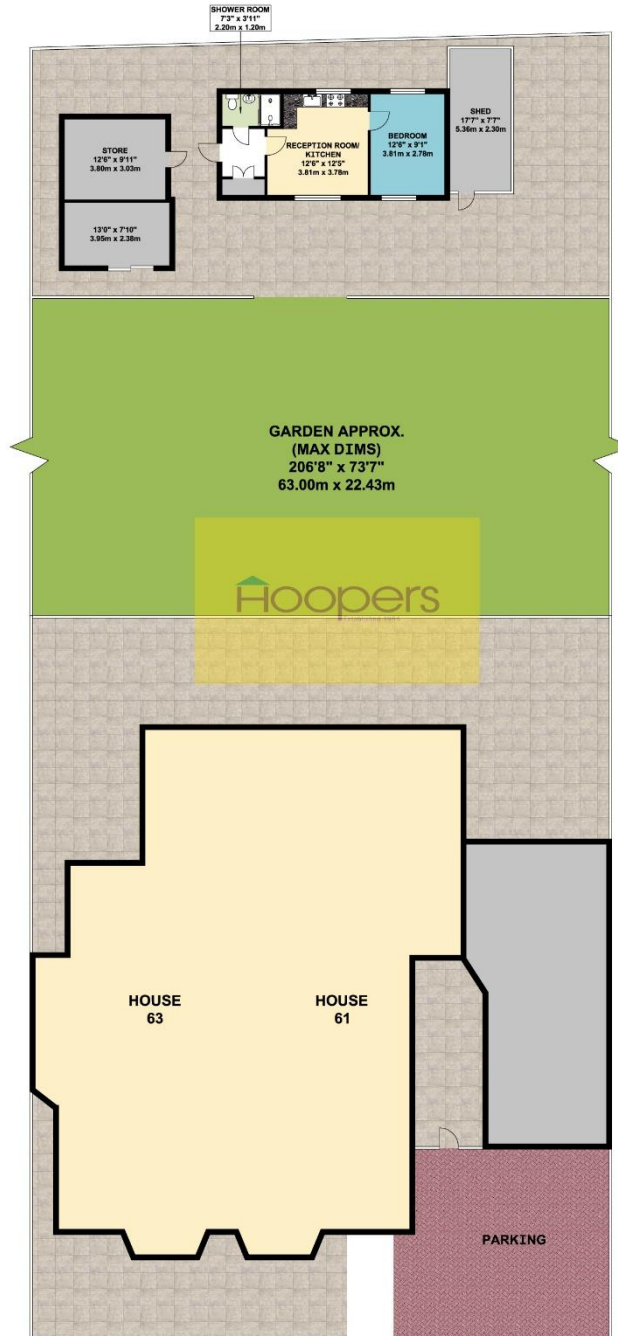
**SECOND FLOOR**

APPROX. GROSS INTERNAL FLOOR AREA 5495.94 SQ. FT / 510.59 SQ. M  
APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE STORE ROOMS 6069.23 SQ. FT / 563.85 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".

# OXGATE GARDENS LONDON NW2



## PLOT

APPROX. GROSS INTERNAL FLOOR AREA FOR THE OUTBUILDING 340.13 SQ. FT / 31.60 SQ. M  
APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE STORE ROOM 462.84 SQ. FT / 43.00 SQ. M

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