

DOLLIS HILL LANE, LONDON, NW2 6HS



EPC Rating: D

We are pleased to be able to have the opportunity of offering for sale this very large semi detached 1930s built 5/6 bedroom property offering spacious accommodation for the larger family, with the benefit of a ground floor annex.

The property has recently been refurbished and provides ready to move into accommodation.

Benefits include:-

- Gas central heating
- Double glazed windows
- 5/6 bedrooms
- 3/4 bathrooms
- South facing rear garden
- Off street parking
- 3 reception rooms
- Spacious kitchen/diner
- The property is located within a few yards of the magnificent 80 acres of Gladstone Park with its many recreational facilities and bus services pass the door
- The nearest stations are Brent Cross West (overground trains) or Dollis Hill (Jubilee Line trains)
- Gross internal floor area of 2,003.05 sq ft (186.09 sq m) approximately

PRICE:£950,000 (OIEO).....FREEHOLD

DOLLIS HILL LANE, LONDON, NW2 6HS (CONTINUED)

The accommodation is arranged as follows:

Ground Floor: Storm Porch, leading to Entrance Hall with understairs cupboard.

Reception room (front): 14' into bay x 13'8" (4.30m x 4.16m). Wood laminate flooring. Double glazed bay window.

Reception room (rear): 24' x 11' (7.32m x 3.34m). Door to rear garden. Double glazed window. Wood laminate flooring.

Kitchen: L-shaped Kitchen/Breakfast Room. 20'8" x 17'3" (6.30m x 5.27m) at widest and longest dimensions. The Kitchen area has been recently refitted with grey high gloss finish wall mounted cabinets and matching base cabinets with quartz worktops above. Sink unit with mixer tap. Built-in gas hob with oven below and extractor hood above hob. Integrated washing machine and dishwasher. Laminate flooring and double glazed window.

Bathroom/WC: 7'5" x 5'3" (2.25m x 1.60m). Panelled bath with hand shower, low level WC, vanity wash hand basin with mixer tap, ceramic tiling to floor and walls.

Bedroom 6/Study/TV Room: 13'4" x 7'6" (4.07m x 2.26m).

First Floor:

Bedroom 1 (front): 14'6" x 13'4" (4.40m x 4.07m). Double glazed bay window. Built in wardrobes to one wall. Wood flooring.

Bedroom 2 (rear): 13'5 x 11'2" (4.10m x 3.40m). Built in wardrobes. Patio doors to rear.

Bedroom 3 (rear): 16'3" x 7'7" (4.92 x 2.32m).

Bedroom 4 (rear): 8'11 x 8'10" (2.72m x 2.70m)

Shower Room/WC: 6'3" X 4'8" (1.96m x 1.42m). Corner shower cubicle. Low level WC. Wash hand basin. Fully tiled walls and flooring. Double glazed window.

Shower Room (2): (Currently disused) but could be reinstated to provide an additional shower room.

Second Floor Loft Conversion: Bedroom 15' x 14'6" (4.60m x 4.41m). Dormer window. Wood flooring. Under eaves storage cupboard. Door to:

Ensuite shower/WC: Shower cubicle. Wash handbasin. Low level WC. Fully tiled walls. Double glazed window. Wood flooring.

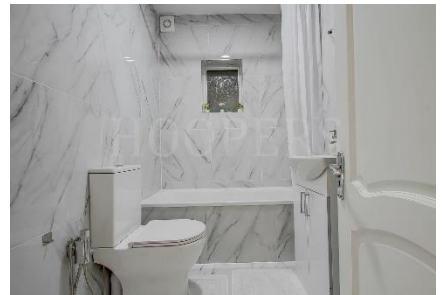
External features: Off street parking to front for at least 2 vehicles. Storage room (part of the former Garage) 8'7" x 7'10" (2.61m x 2.38m) approached via an up and over door from the driveway.

Rear Garden: Some 56ft in length and having a southerly aspect with paved patio area and steps to lower level with garden shed

<u>PRICE:</u>	<u>£950,000</u>	<u>FREEHOLD</u>
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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.

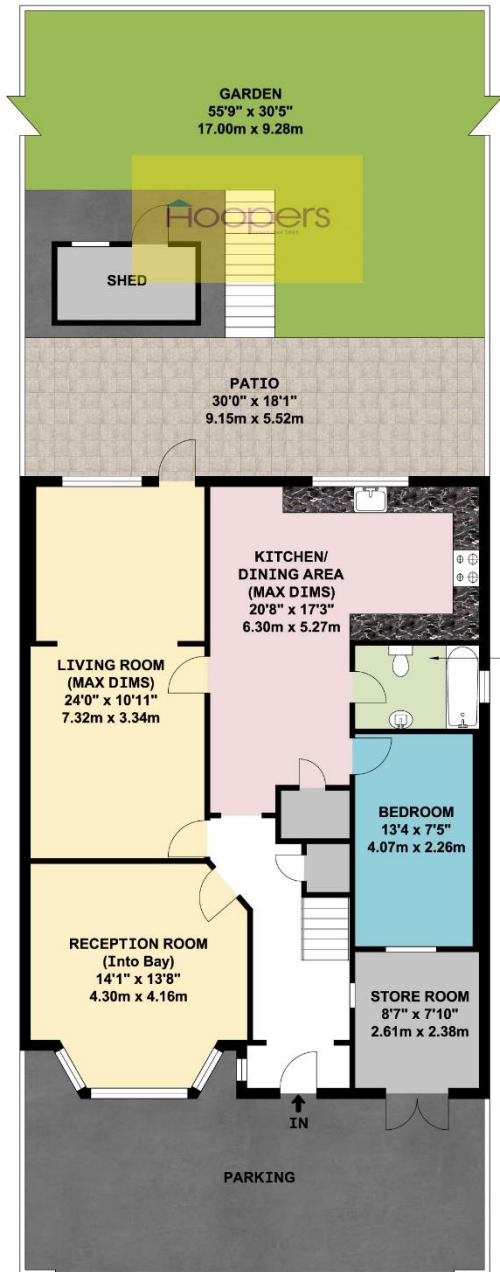
DOLLIS HILL LANE, LONDON, NW2 6HS (CONTINUED)

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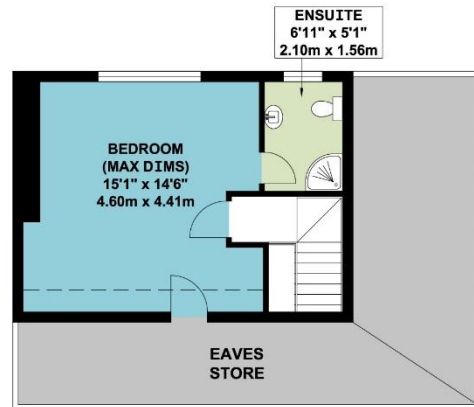
DOLLIS HILL LANE LONDON NW2



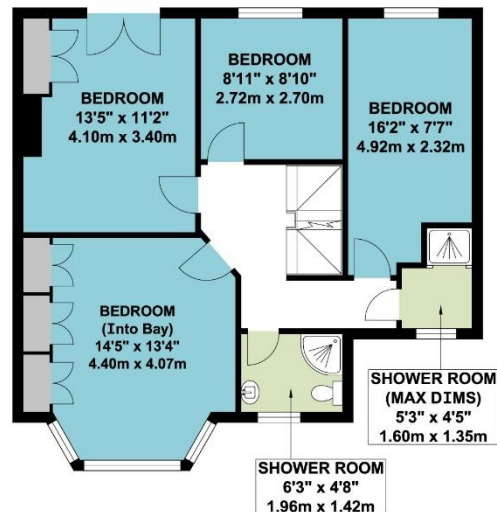
----- RESTRICTED HEAD HEIGHT



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 2003.05 SQ. FT / 186.09 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".