

DEWSBURY ROAD, DOLLIS HILL, LONDON, NW10 1EP



EPC Rating: D

Situated on the ever popular Dollis Hill Estate we present for sale this three bedroom centre terrace house with bay window frontage and situated within a few yards of Dollis Hill (Jubilee Line) Tube Station and Gladstone Park.

The property benefits the following:

- Gas central heating (boiler currently not operational)
- Double glazed windows
- Chain free sale
- Loft conversion providing large bedroom
- The property is situated close to the magnificent 80 acres of Gladstone Park
- Gross internal floor area of 1,359 sq ft (126 sq m) approximately

PRICE: £675,000.....FREEHOLD

DEWSBURY ROAD, DOLLIS HILL, LONDON, NW10 1EP (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:**Entrance Hall:**

Lounge (front): 15'10" x 13'2" (4.8m x 4.0m). Double glazed bay window. Parquet flooring.

Dining Room (rear): 15'5" x 11'2" (4.7m x 3.4m). Wall mounted boiler. Double glazed door to rear garden. Parquet flooring. Door to:

Kitchen: 11'10" x 6'0" (3.6m x 1.8m). Built-in cupboards. Single drainer stainless steel sink unit. Double glazed door to garden. Plumbed for washing machine.

First Floor:

Bedroom 1 (front): 15'10" x 11'0" (4.8m x 3.3m). Built-in wardrobes. Double glazed bay window.

Bedroom 2 (rear): 11'0" x 10'7" (3.3m x 3.2m). Built-in wardrobes. Double glazed window.

Study: 12'2" x 6'3" (3.7m x 3.3m).

Bathroom/WC: 9'1" x 6'0" (2.8m x 1.8m). Walk-in bath with access gate, shower above and shower screen. Vanity wash hand basin. Low level WC. Cupboard with hot water tank.

Second Floor (loft conversion):

Large Room: 17'6" x 14'2" (5.3m x 4.3m). Under eaves storage space and Velux windows to roof slopes.

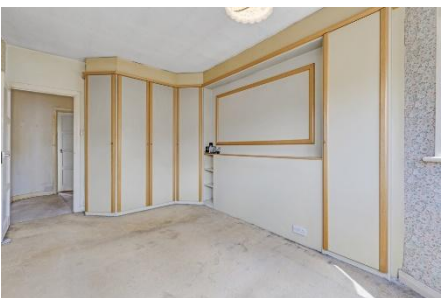
External Features: Front and rear gardens.

Council Tax: Band E.

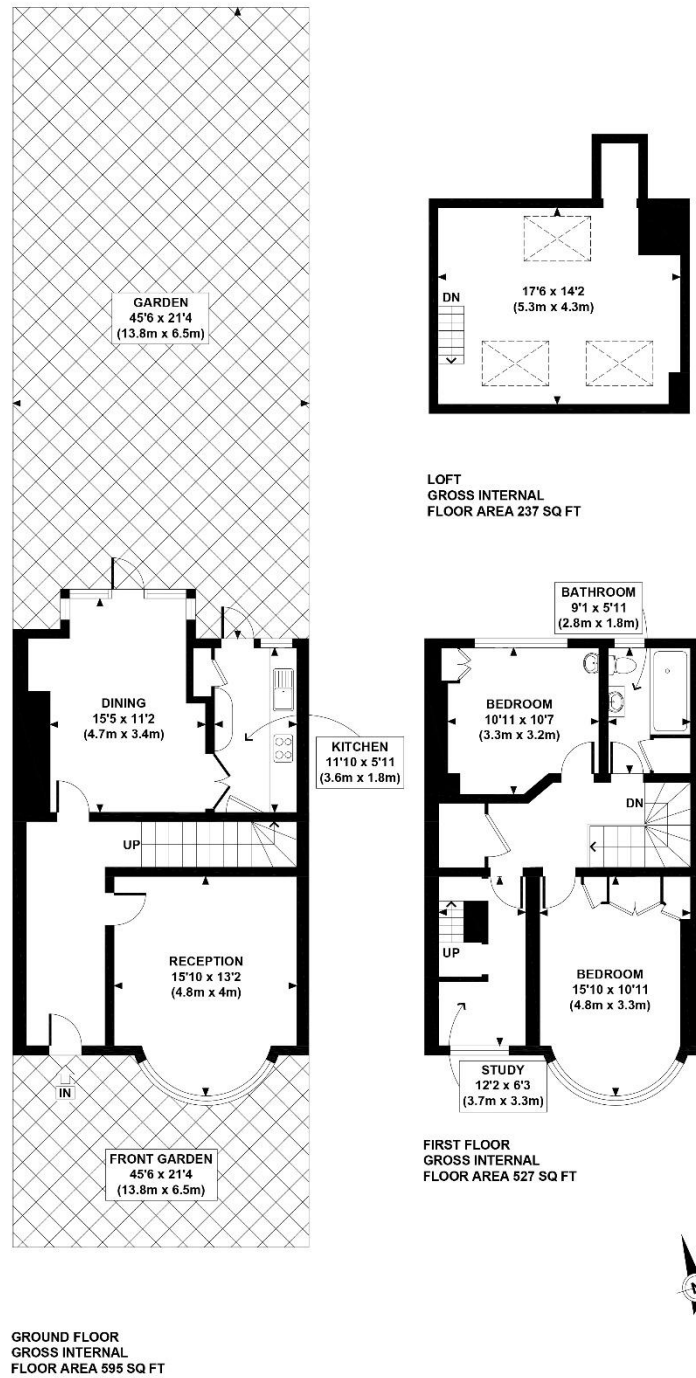
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VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

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.

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<p>APPROX. GROSS INTERNAL FLOOR AREA 1,359 SQ FT / 126 SQM</p> <p>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</p>	
<p>Langton House</p>	
date	07/07/25
<p>photoplan </p>	