

## **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.

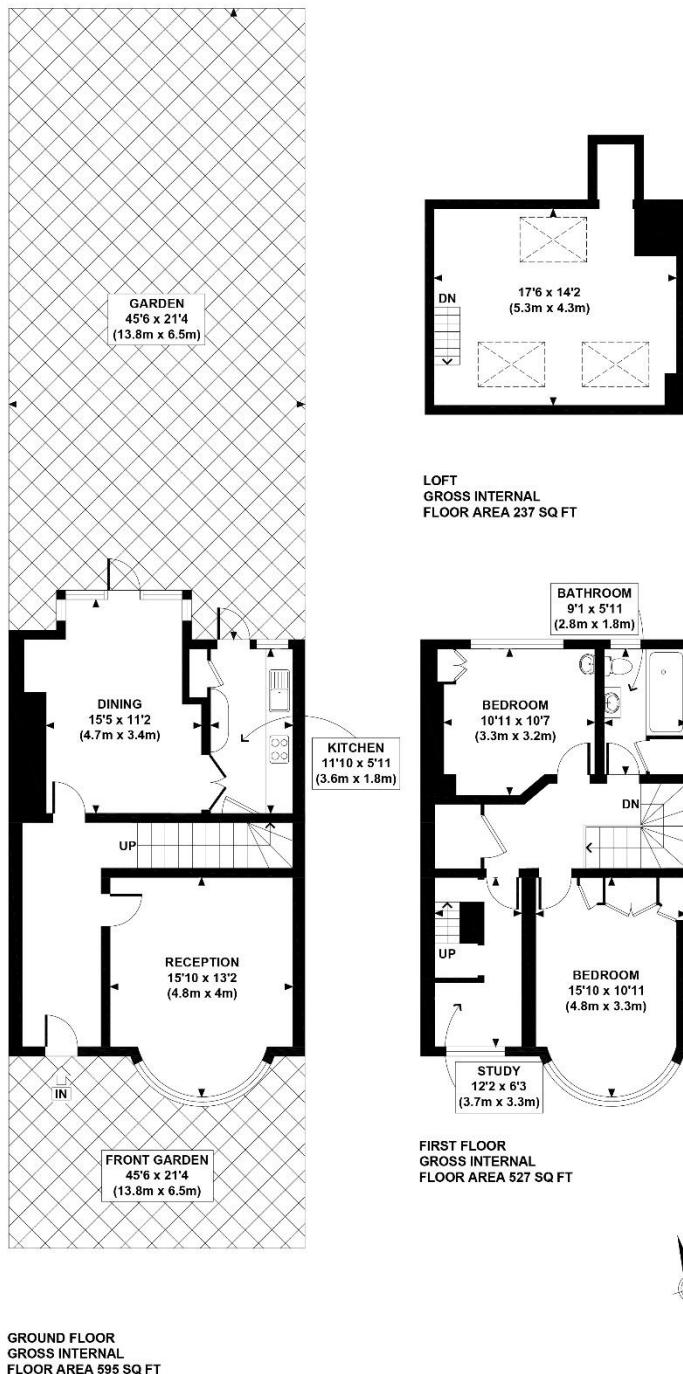
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**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.**

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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APPROX. GROSS INTERNAL FLOOR AREA 1,359 SQ FT / 126 SQM	Langton House
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	date 07/07/25 