

ELLESMERE ROAD, DOLLIS HILL, NW10 1LJ



EPC Rating: G

We are pleased to be able to offer for sale this opportunity for a buyer to purchase an unmodernised house which offers a blank canvass for a buyer to mould the property to their own taste.

This spacious end of terrace Edwardian built house is located on the popular Dollis Hill Estate within a few hundred yards of Dollis Hill (Jubilee Line) Tube Station and the magnificent 80 acres of Gladstone Park. Willesden Green vibrant restaurants and shopping facilities and Zone 2 (Jubilee line) Tube Station are within a mile to two miles radius approximately. Benefits include:-

- Chain free sale
- End terrace property
- Gross internal floor area of 1,126 sq ft (105 sq m) approximately
- Side pedestrian access
- South facing rear garden

PRICE:Offers in the region of £800,000.....FREEHOLD

ELLESMERE ROAD, LONDON, NW10 1LJ (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboard.

Guest Cloakroom:

Reception Room (front): 16'6" x 12'8" (5.04m x 3.87m). Double glazed bay window to front room.

Dining Room (rear): 12'8" x 12'7" (3.87m x 3.83m). Door to:

Conservatory: 12'6" x 6'2" (3.81m x 1.87m). Door to rear garden.

Kitchen: 8'10" x 6'1" (2.70m x 1.85m)

First Floor:

Bedroom 1 (front): 16'5" x 12'8" (5.01m x 3.87m). Door to balcony.

Bedroom 2 (rear): 12'7" x 9'9" (3.83m x 2.96m).

Bedroom 3 (rear): 9'0" x 9'0" (2.73m x 2.73m).

Bathroom: 6'8" x 6'0" (2.03m x 1.82m). Panelled bath and low level WC.

Landing: Hatch to loft space (not inspected).

External features: South facing rear garden some 40' in length.

PRICE: Offers in the region of £800,000 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.

ELLESMERE ROAD, LONDON, NW10 1LJ (CONTINUED)



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LONDON NW10**

APPROX. GROSS INTERNAL FLOOR AREA 1049.58 SQ. FT / 97.51 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE CONSERVATORY 1126.22 SQ. FT / 104.63 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".