

GLADSTONE PARK GARDENS, DOLLIS HILL, NW2 6RN



EPC Rating: D

An opportunity to purchase this spacious extended semi-detached house and viewing is highly recommended to appreciate the potential this property offers.

The property is situated close to the junction with Colwyn Road and accordingly the property has a wider than average garage to the side of the property approached via its own drive-in from Gladstone Park Gardens with potential for a two storey extension to the side of the property (subject to any necessary planning permission). Benefits include:-

- Gas central heating
- Double glazed windows
- Garage with own drive-in for additional parking
- Three good sized bedrooms
- Guest cloakroom
- Ground floor rear extension
- Gross internal floor area of 1,295 sq ft (120 sq m) approximately
- The property is situated within a mile maximum radius of Brent Cross West Station (opening Autumn 2023) which will have fast trains into Farringdon and Kings Cross in 15 minutes.
- The magnificent 80 acres of Gladstone Park are within a few yards of the property.
- Brent Cross shopping complex is approximately 2 miles radius.

PRICE: £775,000.....FREEHOLD

GLADSTONE PARK GARDENS, LONDON, NW2 6RN (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall:

Lounge (front): 14'7" x 13'10" (4.5m x 4.2m). Double glazed bay window.

Dining Room (rear): 14'0" x 11'0" (4.3m x 3.3m). Door to:

Extension: 17'3" x 8'1" (2.2m x 2.5m). Sliding patio doors to rear garden. Door to:

Guest Cloakroom: With WC and wash hand basin.

Kitchen: 12'2" x 9'0" (3.7m x 2.7m). Stainless steel sink unit. Fitted cupboards. Plumbing for washing machine. Door to garage.

First Floor:

Bedroom 1 (front): 14'7" x 13'8" (4.5m x 4.2m). Double glazed bay window. Built-in wardrobes.

Bedroom 2 (rear): 13'7" x 11'2" (4.1m x 3.4m). Double glazed window.

Bedroom 3 (rear): 9'0" x 9'0" (2.7m x 2.7m). Double glazed window.

Shower Room/WC: 7'9" x 6'6" (2.4m x 2.0m). Wet room with open shower and non-slip flooring. Wash hand basin. Low level WC. Fully tiled walls. Double glazed window.

Landing: Hatch to loft space (not inspected). Built-in cupboard housing boiler.

External features: Garage to side of property approached via its own drive-in (accessed from Gladstone Park Gardens). Front and rear gardens.

PRICE: £775,000 FREEHOLD

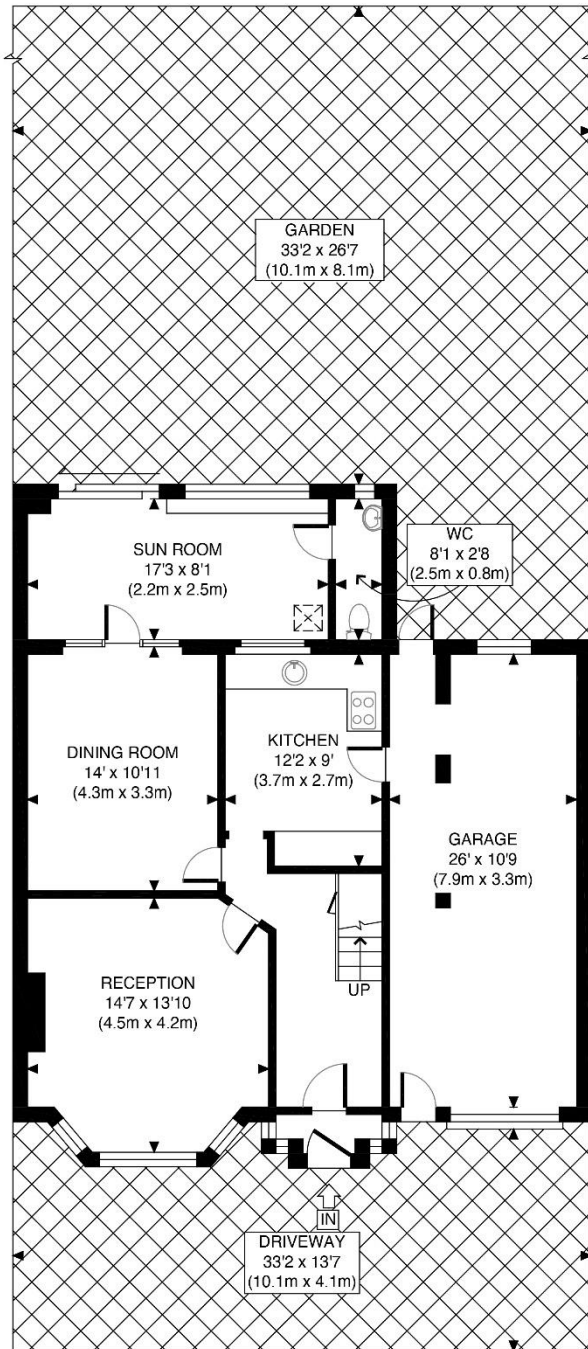
VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' AGENTS, HOOPERS, AS ABOVE.

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.

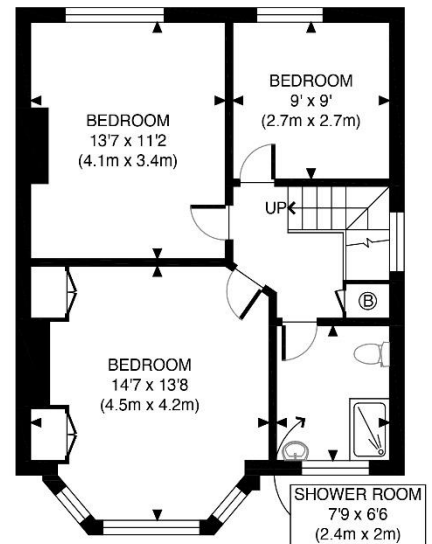
GLADSTONE PARK GARDENS, LONDON, NW2 6RN (CONTINUED)



GLADSTONE PARK GARDENS, LONDON, NW2 6RN (CONTINUED)



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA WITH GARAGE 1036 SQ FT
FLOOR AREA WITHOUT GARAGE 746 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 549 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 1585 SQ FT / 147 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE 1295 SQ FT / 120 SQM

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

Gladstone Park
Gardens

date 28/06/23

