

## **DOLLIS HILL LANE, LONDON, NW2 6HH**



EPC Rating: D

We are delighted to bring to the market this outstanding three floor semi-detached house offering fabulous sized accommodation for a larger family or potentially the property could be used as an investment due to its size and self-contained apartment to the second floor. Only an internal viewing will allow a potential buyer to appreciate the size and features on offer.

Situated towards the Edgware Road end of this desirable street the property benefits the following:-

- Gas central heating
- Double glazed windows
- Three floors
- 5 bedrooms to first and second floors
- Ground floor guest cloakroom
- Gross internal floor area of 2,112 sq ft (196 sq m) approximately
- Brent Cross shopping complex is approximately 2 miles radius
- Views over London from front of property
- The magnificent 80 acres of Gladstone Park are within a few hundred yards
- The property is located within a few hundred yards of local bus services and shops on the Edgware Road with the nearest Station being Brent Cross West (with trains into Farringdon in approximately 20 minutes) being within 10 to 15 minutes walk approximately

**PRICE: ..... £999,000.....FREEHOLD**

**DOLLIS HILL LANE, LONDON, NW2 6HH (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Spacious Entrance Hall:** Feature fireplace and window to side wall. Built-in cloaks cupboard.

**Guest Cloakroom:** Low level WC. Wash hand basin with mixer tap and storage below. Bidet with mixer tap. Fully tiled walls and flooring. Heated towel rail.

**Through Lounge:** 33'2" x 15'3" (10.12m x 4.64m). Double glazed bay window to front room. Architectural features including feature fireplaces. Patio doors from rear room to conservatory.

**Kitchen/Diner (rear):** 24'8" x 10'5" (7.53m x 3.17m). Tiled flooring. Fitted matching wall cupboards and base cabinets with work surfaces above. Plumbed for washing machine. Range style cooker with extractor hood above. Stainless steel sink unit with mixer tap. Downlights to ceiling. Built-in dresser unit. Door to:-

**Conservatory:** 10'9" x 9'4" (3.27m x 2.85m). Double glazed window overlooking rear garden. double glazed French doors to rear garden. Wood flooring.

hob with double oven below. Fully tiled walls.

**First Floor:**

**Bedroom 1 (front):** 16'8" x 14'2" (5.09m x 4.33m). Double glazed bay window with views over London. Built-in wardrobes.

**Bedroom 2 (rear):** 14'2" x 13'0" (4.31m x 3.96m). Double glazed patio doors to balcony. Feature fireplace.

**Bedroom 3 (rear):** 13'10" x 10'5" (4.22m x 3.18m). Double glazed window.

**Bedroom 4 (front):** 10'8" x 8'2" (3.26m x 2.50m). Double glazed window. Downlights to ceiling.

**Bathroom/WC:** 10'1" x 5'7" (3.07m x 1.70m). Free standing bath and free standing mixer tap with shower attachment. Vanity wash hand basin with drawers and storage below. Bidet with mixer tap. Low level WC. Cupboard with gas boiler. Ceramic tiling to floor and brick effect tiling to walls.

**Second Floor:** Currently arranged as a self-contained apartment which could provide two bedrooms.

**Front Room:** 14'11" x 10'10" (4.54m x 3.31m). With views over London. Dormer window. Shower cubicle.

**Living Room/Kitchen (rear):** 14'11" x 12'11" (4.54m x 3.94m). Fitted with wall and base cabinets with work surfaces above. Wood flooring. Plumbing for washing machine. Sink unit. Door to:-

**Guest WC:** Pedestal wash hand basin, low level WC. Tiled walls and flooring. Under eaves storage cupboard.

**External features:** Front and rear gardens, the rear garden measuring 59' approximately in length. Side pedestrian access.

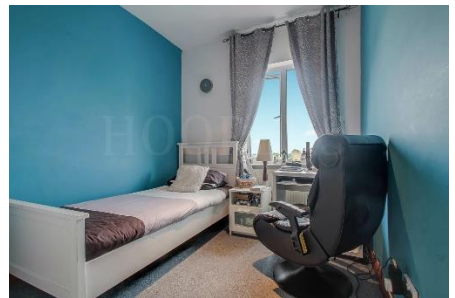
**Council Tax:** Band F.

**PRICE: £999,000 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.

**DOLLIS HILL LANE, LONDON, NW2 6HH (CONTINUED)**

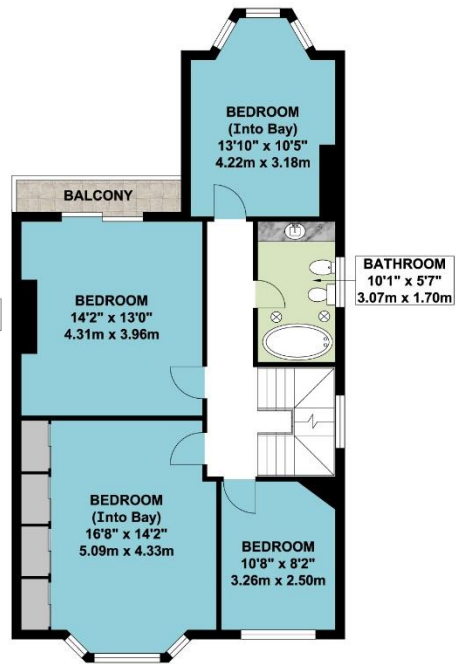
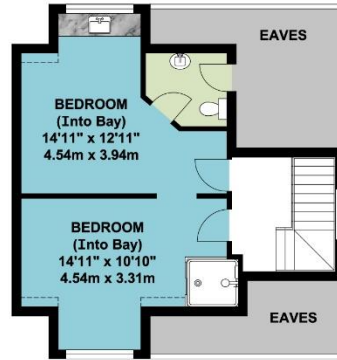
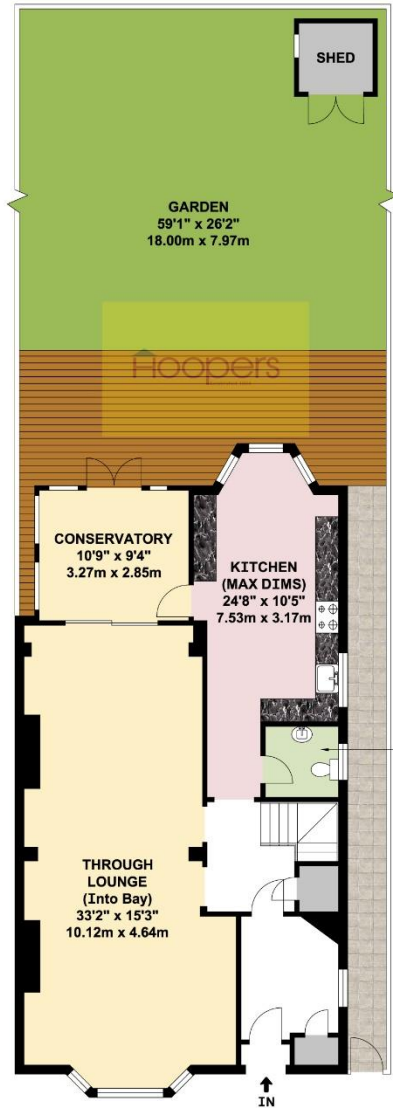


**DOLLIS HILL LANE, LONDON, NW2 6HH (CONTINUED)**

**DOLLIS HILL LANE  
LONDON NW2**



----- RESTRICTED HEAD HEIGHT



**GROUND FLOOR**

**FIRST FLOOR**

APPROX. GROSS INTERNAL FLOOR AREA 2012.31 SQ. FT / 186.95 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE CONSERVATORY 2112.52 SQ. FT / 196.26 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".