

FLEETWOOD ROAD, DOLLIS HILL, LONDON, NW10 1NP



EPC Rating:

We are pleased to bring to the market for the first time in many years this fabulous extended semi-detached 1930's built house and situated on the ever popular Dollis Hill Estate just off Park Avenue North and therefore being situated within a few hundred yards of the magnificent 80 acres of Gladstone Park and Dollis Hill (Jubilee line) Tube Station, Willesden Green (zone 2 Jubilee Line) Tube Station and multiple shopping and bus services are within half to three-quarters of a mile maximum radius.

Benefits include:-

- Gas central heating
- Double glazed windows
- Ground floor extension providing large open plan kitchen/living area
- Off street parking for at least two vehicles
- South facing rear garden
- Ground floor guest cloakroom
- Granny annexe to ground floor providing a bedroom and ensuite shower/WC
- Through lounge
- Ready to move into condition
- Gross internal floor area of 1,469 sq ft (137 sq m) approximately

PRICE:£995,000.....FREEHOLD

FLEETWOOD ROAD, DOLLIS HILL, LONDON, NW10 1NP (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboard.

Guest Cloakroom: Low level WC and wash hand basin. Fully tiled walls and flooring.

Through Lounge: 29'9" x 12'6" (9.07m x 3.81m). Wired for wall lights. Wood flooring. Double glazed bay window to front room. Double glazed patio doors leading to open plan:-

'L' shaped Kitchen/Diner: 19'8" x 15'8" (6.00m x 4.78m) x 9'6" x 8'10" (2.90m x 2.70m). With ceramic flooring and fitted with a range of eye level wall mounted cabinets and matching base cabinets with granite worktops and splashbacks above and overhead work surface lighting. Space/plumbing for dishwasher and washing machine and space for dryer. Built-in gas hob with split level double oven. Double glazed door to garden.

Granny Annexe: Providing:

Bedroom: 13'4" x 7'5" (4.07m x 2.25m). Wood flooring. Downlights to ceiling. Double glazed window to front. Door to:-

Ensuite Shower Room/WC: Wide shower cubicle. Low level WC. Wash hand basin with mixer tap. Downlights to ceiling. Fully ceramic tiled walls and flooring.

First Floor:

Bedroom 1 (front): 16'2" x 12'9" (4.92m x 3.89m). Built-in wardrobes. Double glazed bay window. Wood flooring. Built-in original under eaves cupboard.

Bedroom 2 (rear): 13'2" x 10'7" (4.01m x 3.23m). Built-in wardrobes. Wood flooring. Double glazed window.

Bedroom 3 (rear): 11'4" x 8'0" (3.45m x 2.43m). Wood flooring. Double glazed window. Built-in wardrobes. Downlights to ceiling.

Bathroom: Panelled bath with mixer tap. Vanity wash hand basin with mixer tap. Double glazed window. Heated towel rail. Ceramic tiling to floor and walls.

Separate WC: Low level WC. Ceramic tiling to floor and walls.

Landing: Hatch to loft space (not inspected). Built-in cupboard with megaflo hot water tank. Double glazed window to side wall.

External features: Front garden providing off street parking for at least two vehicles. Rear garden some 36' in length having a southerly aspect with lawn, patio and outbuilding.

PRICE:

£995,000

FREEHOLD

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

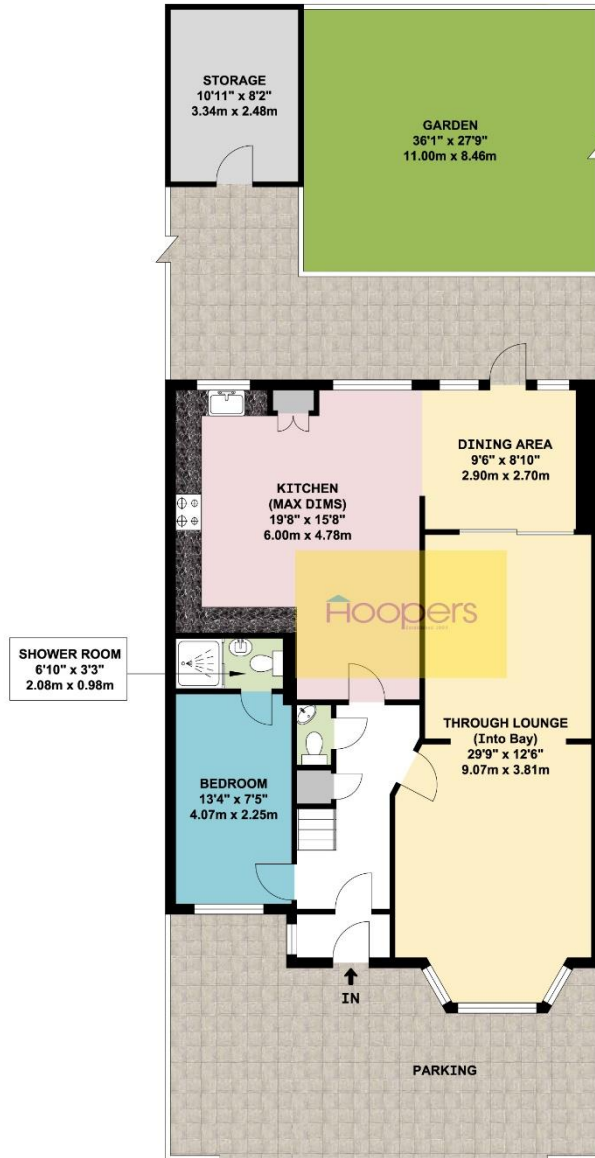
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot 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.

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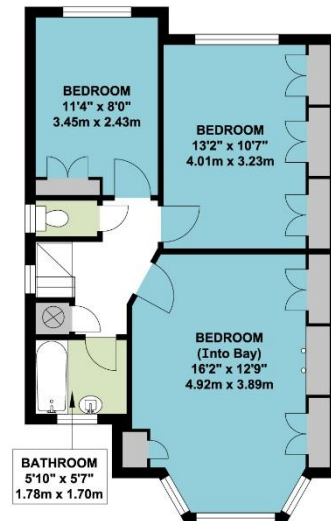


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LONDON NW10



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1469.38 SQ. FT / 136.51 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".