

## **RANDALL AVENUE, DOLLIS HILL, LONDON, NW2 7ST**



EPC Rating: C

We are privileged to be able to bring to the market this splendid example of what can be done to a semi-detached house in Randall Avenue and viewing of this property will be essential for any buyer to appreciate the quality of the property. Situated at the most desirable (Dollis Hill Lane) end of Randall Avenue the property is a larger type semi-detached house which has been skilfully extended to provide ready to move into luxurious family accommodation.

The property is located within a few hundred yards of the magnificent 80 acres of Gladstone Park and local bus services and schools can be found within a few yards at Tanfield Avenue. The nearest Station is Neasden (Jubilee Line). Brent Cross shopping complex is approximately 3 miles radius. Benefits include:-

- Gas central heating
- Double glazed windows
- Off street parking for one vehicle
- Gross internal floor area of 1,958 sq ft (182 sq m) approximately
- 90' approximate rear garden including patio, lawn and outbuilding
- Utility room
- Two bathrooms
- Ground floor guest cloakroom
- Ground floor office/bedroom
- Loft conversion providing principal bedroom and ensuite shower/WC
- Ground floor rear extension providing large kitchen/diner and additional reception room

**PRICE: .....£975,000.....FREEHOLD**

## **RANDALL AVENUE, LONDON, NW2 7ST (CONTINUED)**

The accommodation is arranged as follows:

### **Ground Floor:**

**Entrance Hall:** Tiled stone flooring. Concealed radiator. Large built-in cloaks cupboard and additional storage facilities.

**Lounge (front):** 16'10" x 13'5" (5.1m x 4.1m). Double glazed bay window. Wood flooring. Feature fireplace. Ceiling cornice.

**Kitchen/Diner Extension:** 25' 0" x 11'4" (7.6m x 3.5m). Ceramic tiled flooring. Fitted matching wall cabinets with granite work surfaces above and tiled surrounds. Built-in gas hob with extractor hood above. Split level integrated double oven and microwave oven. Sink unit with mixer tap. Double glazed window overlooking rear garden. French doors leading to:

**TV Room/Reception 3:** 13'0" x 12'9" (3.9m x 3.9m). Wood flooring. Downlights to ceiling. Double glazed French doors to rear garden.

**Utility Room:** 9'8" x 7'11" (3.0m x 2.4m). Plumbing for washing machine and space for dryer. Stone tiled flooring. Wall mounted gas boiler. Partly tiled walls. Downlights to ceiling. Double glazed door to side entrance. Heated towel rail. Door to:

**Guest Cloakroom:** Low level WC. Wash hand basin with mixer tap. Fully tiled walls.

**Office/Bedroom 5 (front):** 11'9" x 7'9" (3.6m x 2.4m). Wood flooring. Double glazed window to front. Downlights to ceiling.

### **First Floor:**

**Bedroom 2 (front):** 17'7" x 11'7" (5.4m x 3.5m). Double glazed bay window. Downlights to ceiling.

**Bedroom 3 (rear):** 13'5" x 11'0" (4.1m x 3.3m). Double glazed window overlooking rear garden. Downlights to ceiling.

**Bedroom 4 (front):** 9'10" x 8'0" (3.0m x 2.4m). Double glazed window.

**Bathroom/WC:** 8'8" x 8'1" (2.6m x 2.5m). Panelled bath with mixer tap. Separate corner shower cubicle. Low level WC. Pedestal wash hand basin. Built-in cupboard with megaflo water tank. Heated towel rail. Downlights to ceiling.

### **Second Floor (loft conversion):**

**Bedroom 1:** 19'4" x 18'7" (5.9m x 5.7m). Double glazed Velux windows to front with under eaves storage. Double glazed dormer window to rear overlooking rear garden. Downlights to ceiling. Door to:

**Ensuite Shower Room/WC:** 7'3" x 6'1" (2.2m x 1.9m). Shower cubicle. Vanity wash hand basin with mixer tap and drawers below. Low level WC with concealed cistern. Tiled flooring. Downlights to ceiling. Heated towel rail. Fully tiled walls.

**External Features:** Off street parking to front for at least one vehicle. Front and rear gardens, the rear garden measuring some 90' in length with paved raised veranda leading down to lawn area and outbuilding.

**Council Tax:** Band E.

**PRICE: £975,000 FREEHOLD**

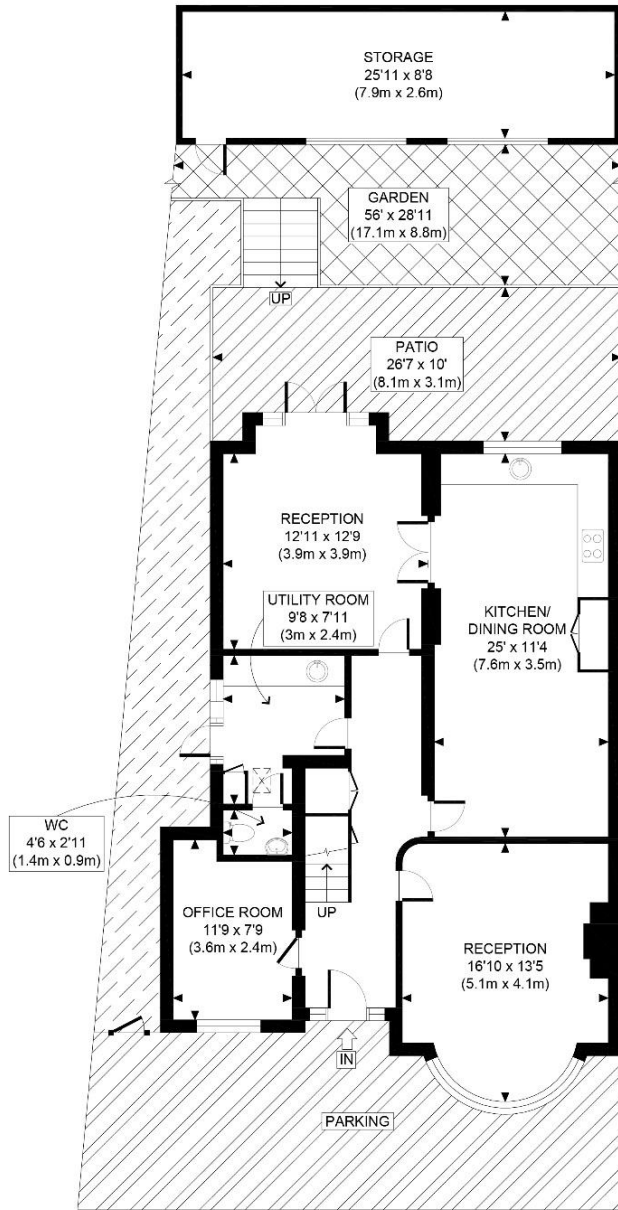
**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.**

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.

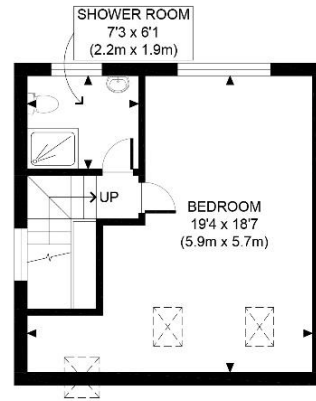
**RANDALL AVENUE, LONDON, NW2 7ST (CONTINUED)**



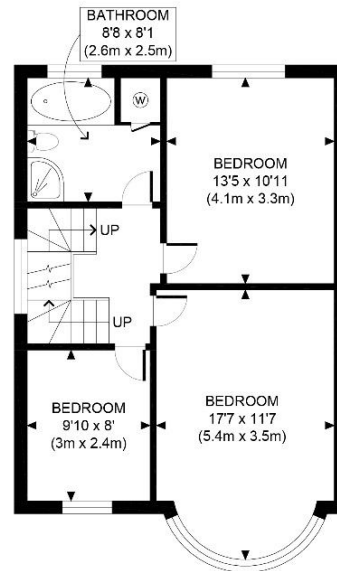
# **RANDALL AVENUE, LONDON, NW2 7ST (CONTINUED)**



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1020 SQ FT



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 359 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 579 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA WITH STORAGE 2190 SQ FT / 203 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT STORAGE 1958 SQ FT / 182 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

Randall Ave

date: 27/08/25

photoplan