

## **LANCASTER ROAD, DOLLIS HILL, LONDON, NW10 1HB**



EPC Rating: D

We are delighted to bring to the market this unusual semi-detached Edwardian built corner house which is on the market for the first time in over 60 years and situated at the junction of Fleetwood Road with Lancaster Road.

The property benefits the following:-

- Carport with own drive-in to side of property
- Large kitchen/diner extension to side of property
- Wrap around front, side and rear gardens
- Unique corner site opportunity
- Potential for a two storey extension to the side of the property (STPP)
- Two bathrooms
- Chain free sale
- Conservatory extension to rear
- Gross internal floor area (including conservatory) of 1,487 sq ft (138 sq m) approximately
- The property is located within a few yards of the magnificent 80 acres of Gladstone Park
- Dollis Hill (Jubilee Line) tube station is within a few hundred yards

**PRICE: .....£950,000.....FREEHOLD**

**LANCASTER ROAD, DOLLIS HILL, LONDON, NW10 1HB (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Storm Porch:** Leading to:

**Entrance Hall:**

**Lounge (front) (recently used as a bedroom):** 16'8" x 13'0" (5.09m x 3.95m). Built-in wardrobes. Double glazed bay window. Ceiling mouldings.

**Dining Room (rear):** 13'0" x 12'6" (3.95m x 3.80m). Original walk-in pantry. Double glazed patio doors to:-

**Conservatory:** 16'3" x 10'0" (4.95m x 3.05m). Built-in cupboards. Door to garden.

**Shower Room/WC:** 8'11" x 5'11" (2.71m x 1.80m). Double width shower cubicle. Wash hand basin with mixer tap and cupboard below. Partly tiled walls and tiled flooring. Low level WC. Heated towel rail.

**Kitchen/Diner:** 17'8" x 13'7" (5.38m x 4.15m). Terracotta tiled flooring. Double glazed patio doors to rear garden. Wall mounted gas boiler. Part tiled walls. Fitted cupboards. Double glazed window overlooking side garden. Plumbed for washing machine. Sink unit.

**First Floor:**

**Bedroom 1 (front):** 16'8" x 13'0" (5.09m x 3.95m). Double glazed bay window. Door to balcony. Ceiling mouldings.

**Bedroom 2 (rear):** 12'7" x 10'0" (3.83m x 3.05m). Double glazed window.

**Bedroom 3 (rear):** 9'1" x 8'11" (2.76m x 2.73m). Double glazed window.

**Bathroom/WC:** 6'8" x 6'0" (2.02m x 1.82m). Panelled bath with mixer tap and shower attachment. Low level WC. Pedestal wash hand basin. Partly tiled walls. Double glazed window.

**Landing:** Window to side wall. Hatch to loft space (not inspected)

**External Features:** Carport to side of property approached via its own drive-in for additional parking. Front, side and rear wrap around gardens.

**Council Tax:** Band F.

**PRICE: £950,000 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.

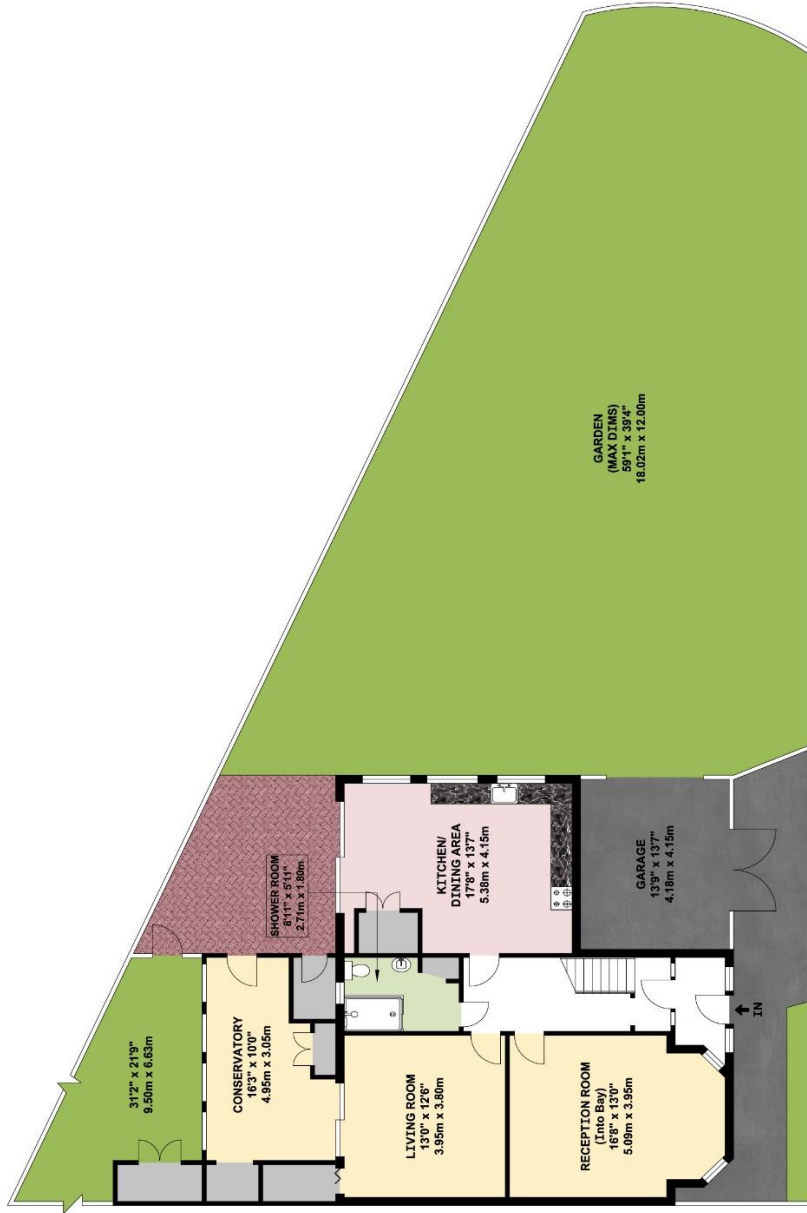


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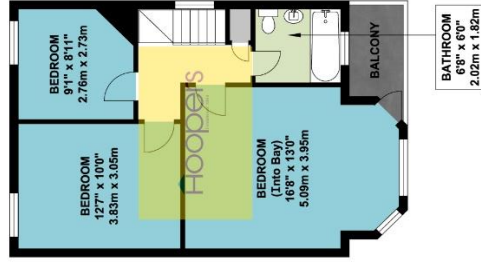


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LANCASTER ROAD  
LONDON NW10



**GROUND FLOOR**



**FIRST FLOOR**