

GLADSTONE PARK GARDENS, DOLLIS HILL, NW2 6RL



EPC Rating: D

We are delighted to bring to the market this semi-detached 1930's built house which is situated towards the Gladstone Park end of this desirable residential street and this particular property has the benefit of a south facing rear garden with views from the first floor rear bedrooms over playing fields.

Although the property needs updating we have reflected this in the price being sought for the property and benefits include:-

- Gas central heating
- Double glazed windows
- Two bathrooms
- The nearest Stations are Dollis Hill (Jubilee Line) or Brent Cross West (overground trains)
- South facing rear garden
- The magnificent 80 acres of Gladstone Park are within a few yards of the property
- Gross internal floor area of 1,077 sq ft (100 sq m) approximately

PRICE:£699,000.....FREEHOLD

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

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboard.

Wet Room/WC: Shower cubicle, wash hand basin and WC.

Through Lounge: 28'1" x 13'8" (8.56m x 4.17m). Double glazed bay window to front room. Double glazed patio doors to rear garden.

Kitchen: 12'2" x 9'0" (3.70m x 2.72m). Access to rear garden.

First Floor:

Bedroom 1 (front): 14'7" x 13'6" (4.45m x 4.12m). Double glazed bay window.

Bedroom 2 (rear): 13'5" x 11'1" (4.10m x 3.38m). Built-in cupboard. Window overlooking rear garden.

Bedroom 3 (rear): 9'0" x 8'10" (2.72m x 2.70m). Window overlooking rear garden. Cupboard with hot water tank.

Bathroom/WC: 8'0" x 6'7" (2.42m x 2.00m). Panelled bath, low level WC and wash hand basin.

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

External features: Front and rear gardens, the rear garden measuring some 50' approximately having a southerly aspect.

Council Tax: Band E.

PRICE: **£699,000** **FREEHOLD**

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

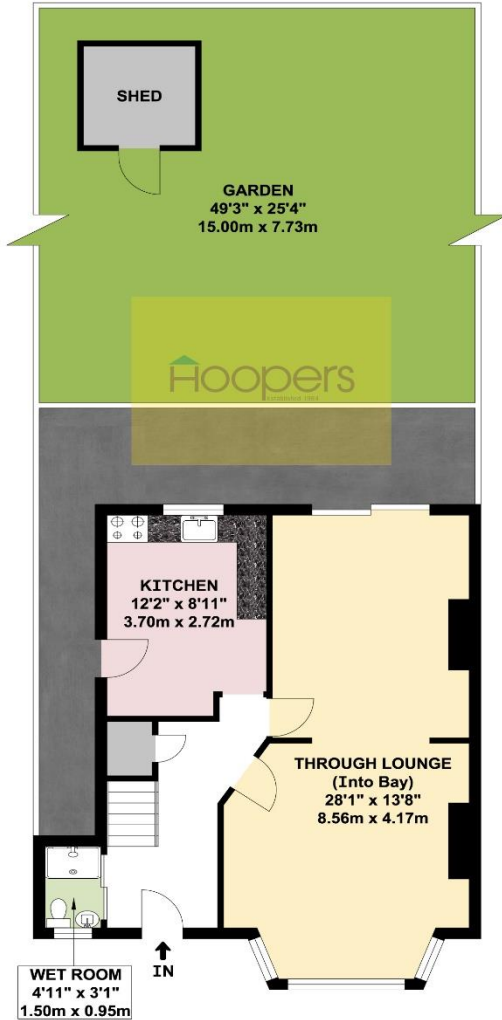
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot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

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

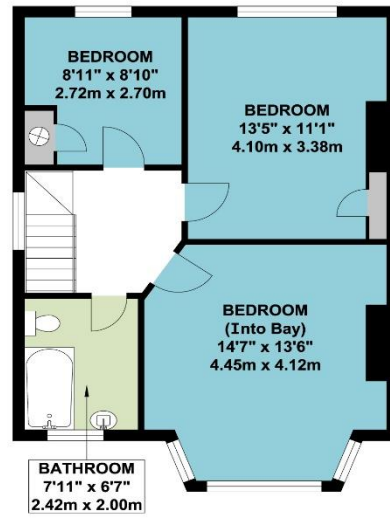


GLADSTONE PARK GARDENS, LONDON, NW2 6RL (CONTINUED)

**GLADSTONE PARK GARDENS
LONDON NW2**



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1077.03 SQ. FT / 100.06 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".