

KENDAL ROAD, DOLLIS HILL, LONDON, NW10 1JG



EPC Rating:

We are excited to bring to the market this spacious 5/6 bedroom semi-detached 1930's built house which is located in this desirable residential road with panoramic views over the magnificent Gladstone Park from the front of the property and the house is ideally suited to a larger family.

The property is located within a few hundred yards of Dollis Hill (Jubilee Line) Tube Station and bus services and shops at Hamilton Road. Willesden Green (zone 2 Jubilee Line) Station is approximately 1 mile. Benefits include:

- Chain free sale
- Gas central heating
- Double glazed windows
- Loft conversion providing bedroom, bathroom and walk-in wardrobe
- 4 bedrooms, bathroom and separate WC to first floor
- Ground floor 2 reception rooms, conservatory, large kitchen/diner, bathroom and guest room/ TV room
- The bathroom and guest room could be converted into a granny annexe
- Gross internal area of 2,151,001 sq ft (186 sq m) approximately
- Off street parking for at least two vehicles
- South facing rear garden
- Desirable residential location
- Renewed roof in 2025 with warranty available

PRICE: £1,195,000.....FREEHOLD

KENDAL ROAD, DOLLIS HILL, LONDON, NW10 1JG (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Laminated wood flooring. Understairs cupboard.

Lounge (front): 15'6" x 13'0" (4.72m x 3.97m). Double glazed bay window with view over parkland.

Living Room (rear): 14'1" x 11'0" (4.28m x 3.34m). Double glazed patio doors to:

Conservatory: 13'1" x 9'3" (4.00m x 2.82m). Double glazed doors to garden.

Kitchen/Diner: 16'3" x 15'0" (4.95m x 4.54m). Fitted with a range of wall mounted cupboards and matching base cabinets with work surfaces above and tiled surrounds. Plumbed for washing machine. Built-in gas hob with oven below and extractor hood above hob. Stainless steel sink unit. Boiler cupboard. Door to garden.

Bathroom/WC: 8'8" x 7'1" (2.65m x 2.16m). Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level WC. Tiling to floor and walls. Heated towel rail.

First Floor:

Bedroom 1 (front): 15'9" x 12'10" (4.81m x 3.90m). Double glazed bay window. Laminated wood flooring. View over parkland.

Bedroom 2 (rear): 14'1" x 11'0" (4.28m x 3.34m). Laminated wood flooring. Double glazed window. Built-in cupboard.

Bedroom 3 (rear): 10'6" x 8'6" (3'20m x 2.58m). Double glazed window.

Bedroom 4 (front): 13'7" x 7'1" (4.14m x 2.16m). Laminated wood flooring. Double glazed window. View over parkland.

Bedroom 5 (rear): 10'6" x 7'0" (3.20m x 2.11m). Double glazed window.

Bathroom: 6'7" x 6'0" (2.01m x 1.82m). Panelled bath with mixer tap, shower attachment and shower screen. Pedestal wash hand basin. Heated towel rail. Fully tiled walls and flooring.

Separate WC: Low level WC. Fully tiled walls and flooring.

Second Floor (loft conversion):

Bedroom 6: 19'7" x 11'8" (5.98m x 3.56m). Double glazed dormer window to rear. Velux windows to front roof slopes. Door to:

Walk-inWardrobe: 10'2" x 8'3" (3.10m x 2.51m). Fitted cupboards. Velux window.

Bathroom/WC: 7'9" x 6'7" (2.36m x 2.00m). Panelled bath with mixer tap and shower attachment. Low level WC with concealed cistern. Wash hand basin with mixer tap. Heated towel rail.

External features: Off street parking to front for two vehicles. South facing rear garden some 30' in length.

PRICE: £1,195,000 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.

KENDAL ROAD, DOLLIS HILL, LONDON, NW10 1JG (CONTINUED)

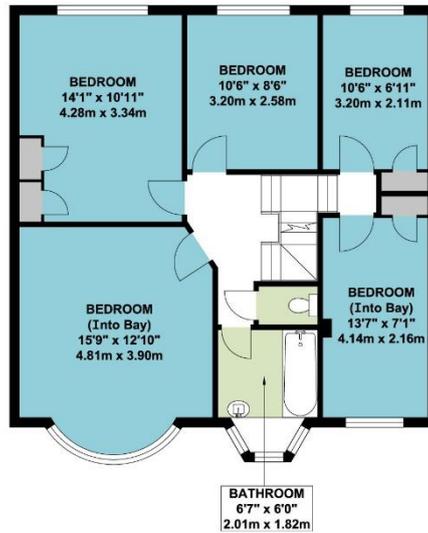
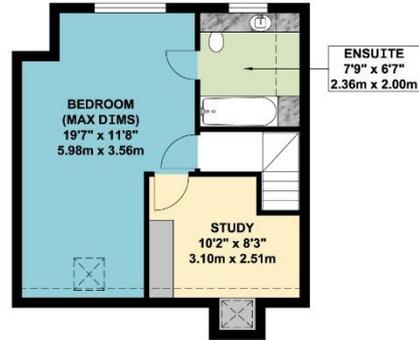
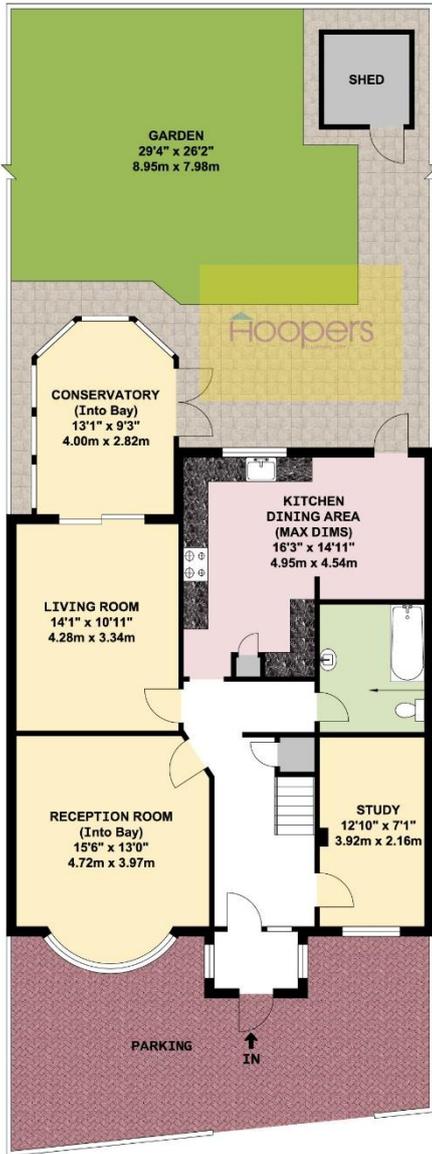


KENDAL ROAD, DOLLIS HILL, LONDON, NW10 1JG (CONTINUED)

**KENDAL ROAD
LONDON NW10**



----- RESTRICTED HEAD HEIGHT



APPROX. GROSS INTERNAL FLOOR AREA 2001.33 SQ. FT / 185.93 SQ. M
APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE CONSERVATORY 2115.43 SQ. FT / 196.53 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".