

KENDAL ROAD, DOLLIS HILL, LONDON, NW10 1JE



EPC Rating: E

We are delighted to be able to bring to the market this 3-bedroom semi-detached family house which has not been on the market for many decades and is situated in this desirable residential road being the continuation of Anson Road and the front elevation of the property is facing Gladstone Park with magnificent open views of the park from the front rooms.

Benefits include:

- 3 Bedrooms
- Gas central heating
- Double glazed windows
- Garage to side of property approached via its own drive in for additional parking (accessed from Kendal Road)
- Chain free sale
- South facing rear garden
- Premier residential location
- Gross internal area of 1,151 sq ft (107 sq m) approximately
- The property is situated within a few hundred yards of Dollis Hill (Jubilee Line) tube station with the many vibrant restaurants, shops and Zone 2 Jubilee Line station of Willesden Green, being within a mile radius approximately.

PRICE:£950,000.....FREEHOLD

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

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboard.

Guest Cloakroom: Low level WC.

Lounge (front): 17'11" x 12'4" (5.45m x 3.75m). Feature fireplace. Double glazed bay window with view over Gladstone Park.

Dining Room (rear): 13'8" x 10'10" (4.17m x 3.30m). Double glazed door to rear garden. Wood laminate flooring. Feature fireplace.

Kitchen: 14'1" x 7'10" (4.28m x 2.40m). Fitted with built-in cupboards. Double drainer stainless steel sink unit. Built-in gas hob with split level oven. Space/plumbing for washing machine. Floor mounted gas boiler. Double glazed door to garden.

First Floor:

Bedroom 1 (front): 18'3" x 12'7" (5.55m x 3.84m). Double glazed bay window. Built-in wardrobes. Magnificent view over Gladstone Park.

Bedroom 2 (rear): 13'9" x 10'9" (4.20m x 3.28m). Double glazed window. Built-in wardrobes.

Bedroom 3 (rear): 10'2" x 7'9" (3'10m x 2.37m). Double glazed window. Built-in wardrobes.

Bathroom: 5'9" X 5'8" (1.74m x 1.73m). Panelled bath with mixer tap and shower above bath and shower screen. Wash handbasin. Fully tiled walls. Double glazed Oriel window.

Separate WC: With low level WC.

Landing: With stained glass window to sidewall. Airing cupboard. Hatch to loft space (not inspected).

External features: Front and rear gardens, the rear garden being mainly lawn and having a southernly aspect. Detached garage to rear of property approached via its own drive in from Kendal Road.

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.

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

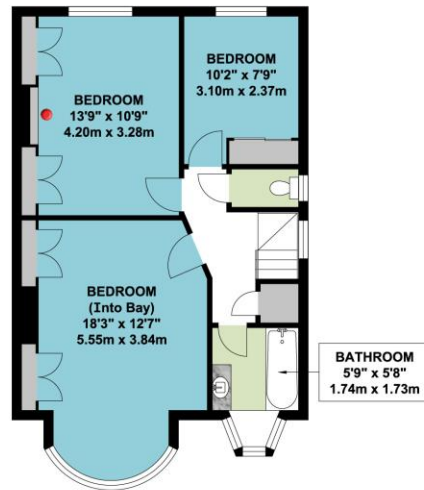


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LONDON NW10**



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1151.41 SQ. FT / 106.97 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".