

## DOLLIS HILL LANE, LONDON, NW2 6HH



EPC Rating: D

A rare opportunity to purchase a detached split level purpose built four bedroom house situated on elevated ground and offered for sale chain free. Benefits include:-

- Gas central heating
- Double glazed windows
- Two bathrooms
- Carport providing off street parking
- Raised south facing patio to front of property
- Chain free sale
- Open plan ground floor accommodation
- Gross internal floor area of 1,298 sq ft (121 sq m) approximately
- Popular residential street
- The property is located within a few yards of local schools, bus services and places of worship. The new Brent Cross West Station (scheduled to open in December 2022) is approximately ¼ of a mile from the property with overground trains into Farringdon in 15 minutes.
- The nearest underground Stations are Kilburn, Dollis Hill or Neasden (Jubilee Line)
- Brent Cross Shopping complex is approximately 2 miles

**PRICE: .....Offers in the region of £950,000.....FREEHOLD**

**DOLLIS HILL LANE, LONDON, NW2 6HH (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Slate tiled flooring.

**Shower Room/WC:** Low level WC. Shower cubicle. Tiling to floor and walls.

**Lounge (front):** 15'4" x 13'2" (4.68m x 4.02m). Wood flooring. Double glazed bay window. Wired for wall lights. Fireplace. French doors to:

**Dining Room (upper level):** 14'1" x 11'1" (4.30m x 3.64m). Slate tiled flooring with underfloor heating. Fireplace. Double glazed door to garden with electric shutter blind. Open plan with:

**Kitchen:** 16'9" x 8'6" (5.10m x 2.60m). Slate tiled flooring with underfloor heating. Stainless steel sink unit. Plumbing for washing machine. Fitted matching wall cupboards and base cabinets with work surfaces above and tiled surrounds. Built-in gas hob with oven below and extractor hood above hob. Downlights to ceiling. Cupboard with gas boiler. Double glazed door to side entrance.

**First Floor:**

**Bedroom 1 (front):** 15'5" x 12'6" (4.70m x 3.81m). Double glazed bay window.

**Bedroom 2 (rear):** 14'2" x 11'3" (4.32m x 3.43m). Double glazed window.

**Bedroom 3 (rear):** 9'5" x 7'11" (2.87m x 2.42m). Double glazed window. Built-in cupboards with twin hot water tanks.

**Bedroom 4 (front):** 8'6" x 8'2" (2.60m x 2.48m). Double glazed window.

**Bathroom/WC:** 8'9" x 6'2" (2.67m x 1.89m). Panelled bath. Separate walk-in shower cubicle. Pedestal wash hand basin. Low level WC. Fully tiled walls and flooring.

**External features:** Carport to front providing off street parking for 1 car. South facing patio to front garden. Rear garden some 59' in length with block paved area and additional raised decking area.

**PRICE: Offers in the region of £950,000 FREEHOLD**

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

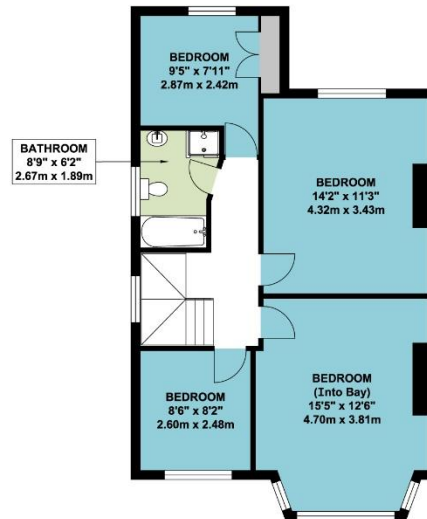
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot 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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LONDON NW2**



**APPROX. GROSS INTERNAL FLOOR AREA 1297.69 SQ. FT / 120.56 SQ. M**

**APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE OUTBUILDING 1537.51 SQ. FT / 142.84 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".