

## **ALDER GROVE, DOLLIS HILL, LONDON, NW2 7DD**



EPC Rating: D

An opportunity to purchase a spacious semi-detached house in this popular residential street off Crest Road and this particular property is situated in the cul-de-sac part of Alder Grove. Benefits include:-

- Gas central heating
- Double glazed windows
- Chain free sale
- Separate studio apartment to basement
- Kitchen/Diner extension
- 139' approximate rear garden
- Off street parking to front
- Garage to side of property approached via a shared drive-in (accessed from Alder Grove)
- Separate boilers to main house and studio apartment
- Gross internal floor area of 1,471 sq ft (137 sq m) approximately
- The property is located within a few hundred yards of the magnificent 80 acres of Gladstone Park with the nearest Station being Brent Cross West (recently opened overground service trains into Farringdon in approximately 20 minutes).
- Brent Cross Shopping complex is approximately 2 miles radius

**PRICE: .....£725,000.....FREEHOLD**

**ALDER GROVE, DOLLIS HILL, LONDON, NW2 7DD (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Understairs cupboard.

**Lounge (front):** 14'6" x 11'10" (4.43m x 3.60m). Double glazed bay window. Wood laminate flooring.

**Living Room (rear):** 14'1" x 11'4" (4.28m x 3.45m). Wood laminate flooring. Open plan with:-

**'L' Shaped Dining Room/Kitchen:** 17'10" x 9'1" (5.43m x 2.78m) x 11'0" x 7'0" (3.36m x 2.12m).

**Dining Area:** Wood laminate flooring. Patio doors to rear garden. **Kitchen:** A range of built-in wall cupboards and matching base cabinets. Single drainer stainless steel sink unit with cupboards below. Wall mounted gas boiler. Gas cooker point. Understairs recess area.

**First Floor:**

**Bedroom 1 (front):** 17'1" x 11'10" (5.20m x 3.61m). Built-in wardrobes. Double glazed bay window.

**Bedroom 2 (rear):** 12'0" x 11'2" (3.67m x 3.41m). Built-in wardrobes. Double glazed window.

**Bedroom 3 (front):** 8'7" x 6'7" (2.62m x 2.0m). Double glazed window.

**Shower Room/WC:** 7'0" x 5'8" (2.13m x 1.72m). Shower cubicle, low level WC and wash hand basin.

**Separate WC:** Low level WC.

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

**Basement Studio Apartment:** 19'4 x 16'2" (5.90m x 4.93m). Fitted kitchen area with sink unit. Built-in cupboards. Wall mounted gas boiler. Wood laminate flooring. Tiling to walls.

**Ensuite Shower Room/WC:** 8'1" x 6'8" (2.46m x 2.02m). With shower cubicle, wash hand basin and WC.

**External features:** Garage to side of property (with electric roller shutter door) approached via a shared drive-in (accessed from Alder Grove). The garage has a door to the rear potentially providing a drive through facility to the rear garden. Additional off street parking to front garden for two cars approximately. Rear garden approximately 139' long mainly lawn. Large timber shed to rear garden.

**PRICE:** **£725,000** **FREEHOLD**

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

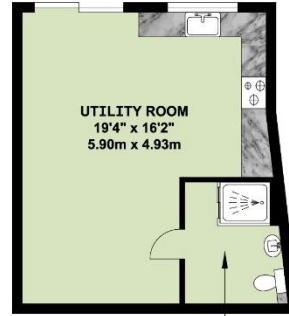
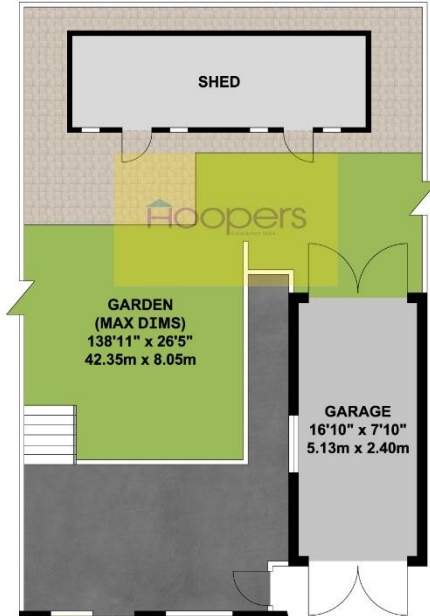
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot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

**ALDER GROVE, DOLLIS HILL, LONDON, NW2 7DD (CONTINUED)**



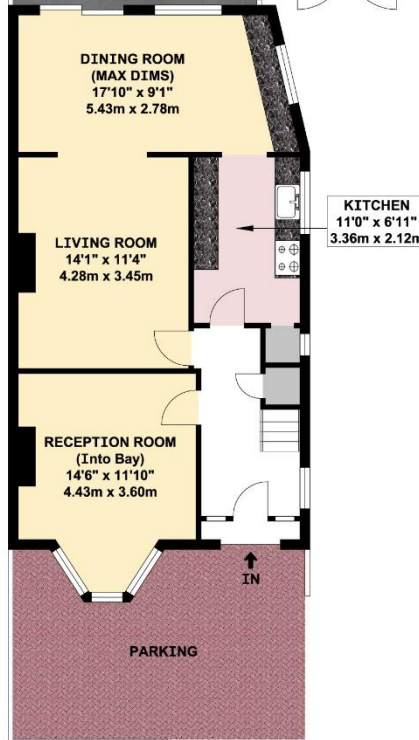
**ALDER GROVE, DOLLIS HILL, LONDON, NW2 7DD (CONTINUED)**

**ALDER GROVE  
LONDON NW2**

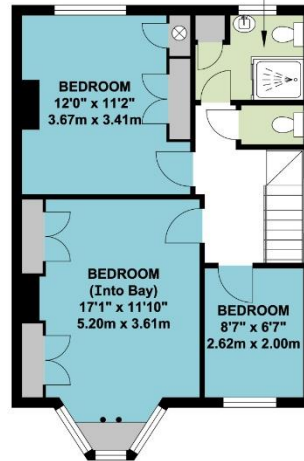


**SHOWER ROOM**  
8'1" x 6'8"  
2.46m x 2.02m

**LOWER GROUND FLOOR**



**SHOWER ROOM**  
7'0" x 5'8"  
2.13m x 1.72m



**GROUND FLOOR**

**FIRST FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 1471.21 SQ. FT / 136.68 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".