

## **VINCENT GARDENS, DOLLIS HILL, LONDON, NW2 7RP**



EPC Rating: D

We are delighted to be able to bring to the market this larger than average semi-detached 1930's built house which is situated just off Randall Avenue in a quiet residential neighbourhood and is one of the larger type houses for the street.

The property is located within a few hundred yards of the magnificent 80 acres of Gladstone Park with tennis courts and community recreation events and local bus services and schools are within a few hundred yards at Tanfield Avenue and Crest Road respectively. The nearest Stations are Neasden or Dollis Hill (Jubilee Line). Brent Cross shopping complex is approximately 3 miles. Benefits include:-

- Gross internal floor area of 2,349 sq ft (218 sq m) approximately
- Ground floor rear extension providing a large living area
- Loft conversion providing principal bedroom with great views and ensuite shower room/ WC
- 5/6 bedrooms (one reception room could be used as a bedroom)
- Ground floor Shower Room/WC
- Chain free sale
- West-facing Conservatory to rear
- Rear garden measuring some 48' in length having a southerly aspect
- Outbuilding to rear of garden with electricity supply and connected to water and drainage/sewage systems which could be converted into a self-contained studio (STPP)
- Off street parking for several vehicles to front
- Gas central heating
- Double glazed windows

**PRICE: ..... £899,000.....FREEHOLD**

## **VINCENT GARDENS, LONDON, NW2 7RP (CONTINUED)**

The accommodation is arranged as follows:

### **Ground Floor:**

**Spacious Entrance Hall:** Understairs cupboard. Wood flooring.

**Shower Room/WC:** Fully tiled walls. Wash hand basin. Low level WC. Shower cubicle.

**Lounge (front):** 17'4" x 12'4" (5.3m x 3.8m). Double glazed bay window.

**Dining Room (rear):** 15'4" x 10'7" (4.7m x 3.2m). Wood flooring. Open plan with:

**Extension:** 18'8" x 18'6" (5.7m x 5.6m). Providing a large recreation area.

**Kitchen:** 16'8" x 12'6" (5.1m x 3.8m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with quartz work surfaces above. Sink unit with mixer tap. Tiled flooring. Integrated dishwasher. Cooking range with extractor hood above. Velux windows to roof slopes. Door to:

**Conservatory:** 16'0" x 7'0" (4.9m x 2.1m). Wood flooring. Double glazed door to garden.

**Office (front):** 14'9" x 7'0" (4.5m x 2.1m). Double glazed window.

### **First Floor:**

**Bedroom 2 (front):** 17'10" x 11'7" (5.4m X 3.5m). Double glazed bay window. Wood flooring. Ceiling cornice.

**Bedroom 3 (rear):** 12'1" x 10'7" (3.7m x 3.2m). Double glazed window. Ceiling cornice.

**Bedroom 4 (front):** 7'10" x 7'9" (2.4m x 2.4m). Double glazed window. Ceiling cornice.

**Family Bathroom:** 8'10" x 6'0" (2.7m x 1.8m). Panelled bath with mixer tap. Fully tiled walls and flooring. Vanity wash hand basin.

**Separate WC:** Low level WC.

### **Second Floor (loft conversion):**

**Principal Bedroom 1:** 20'6" x 18'1" (6.4m x 5.5m). Double glazed dormer window to rear. Velux windows to front with great views. Under eaves storage space and cupboards. Walk-in wardrobe.

**Shower Room/WC:** 6'9" x 5'6" (2.1m x 1.7m). Shower cubicle, wash hand basin and low level WC. Tiling to floor and walls. Heated towel rail.

**External Features:** Off street parking for several vehicles to front. Rear garden some 48' in length having a southerly aspect with patio and lawn. Outbuilding with electricity supply and downlights to ceiling and connected to water and drainage/sewage systems. This area could be put to many uses including a self-contained studio (STPP).

**Council Tax:** Band E.

**PRICE: £899,000 FREEHOLD**

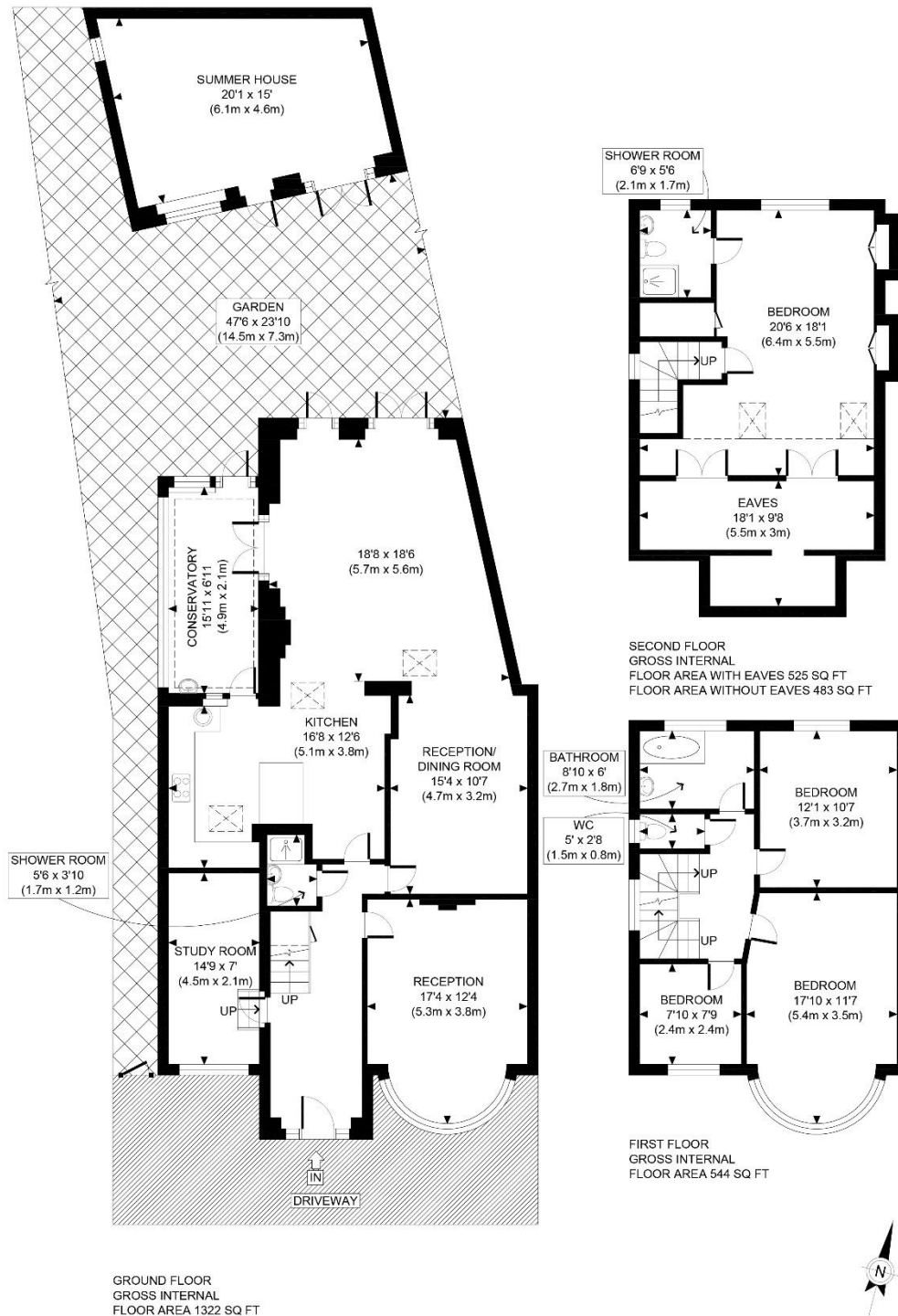
### **VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.**

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.



**VINCENT GARDENS, LONDON, NW2 7RP**

# VINCENT GARDENS, LONDON, NW2 7RP (CONTINUED)



APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES/SUMMER HOUSE 2665 SQ FT / 248 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES/SUMMER HOUSE 2349 SQ FT / 218 SQM

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.  
While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Vincent Gdns

Date: 28/08/25

photoplan