

DOLLIS HILL AVENUE, LONDON, NW2 6QU



EPC Rating:

We are delighted to be able to bring to the market this extended semi-detached 1930' built house and located in this desirable residential road parallel to Dollis Hill Lane and situated just off the Edgware Road (A5).

The property is within half a mile maximum radius of Brent Cross West Station (with Thameslink trains into Kings Cross and Farringdon in approximately 15 and 20 minutes respectively). The property benefits:-

- Gas central heating
- Double glazed windows
- Ground floor rear extension providing large kitchen/diner
- Utility room
- Two bathrooms
- Guest cloakroom
- Gross internal floor area of 1,405 sq ft (131 sq m) approximately

PRICE: £750,000.....FREEHOLD

DOLLIS HILL AVENUE, LONDON, NW2 6QU (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:**Entrance Hall:**

Lounge (front): 14'6" x 13'9" (4.4m x 4.2m). Double glazed bay window.

Dining Room (rear): 12'5" x 11'0" (3.8m x 3.3m). Open plan with:

Kitchen/Diner Extension: 20'9" x 11'3" (6.3m x 3.4m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above. Sink unit. Plumbed for dishwasher. Double glazed patio doors to rear garden.

Utility Room: 9'5" x 9'0" (2.9m x 2.7m). Fully ceramic tiled walls. Cupboard with Vaillant boiler. Additional storage cupboard. Plumbed for washing machine. Split level double oven.

Guest WC: Low level WC and wash hand basin. Ceramic tiled flooring.

Shower Room/WC: 9'0" x 5'0" (2.7m x 1.5m). Shower cubicle, wash hand basin and low level WC. Heated towel rail.

First Floor:

Bedroom 1 (front): 14'2" x 13'7" (4.3m x 4.1m). Double glazed bay window. Wood flooring.

Bedroom 2 (rear): 12'5" x 12'0" (3.8m x 3.6m). Double glazed window. Wood flooring.

Bedroom 3 (rear): 9'5" x 9'0" (2.9m x 2.7m). Double glazed window. Wood flooring.

Bathroom/WC: 7'9" x 6'3" (2.4m x 1.9m). Pedestal wash hand basin. Low level WC. Walk-in shower with shower screen. Partly tiled walls. Double glazed window.

Landing: Hatch to loft space (not inspected).

External Features: Side pedestrian access. Front and rear gardens, the rear garden being part paved with steps to lawn area.

Council Tax: Band E.

PRICE: £750,000 FREEHOLD

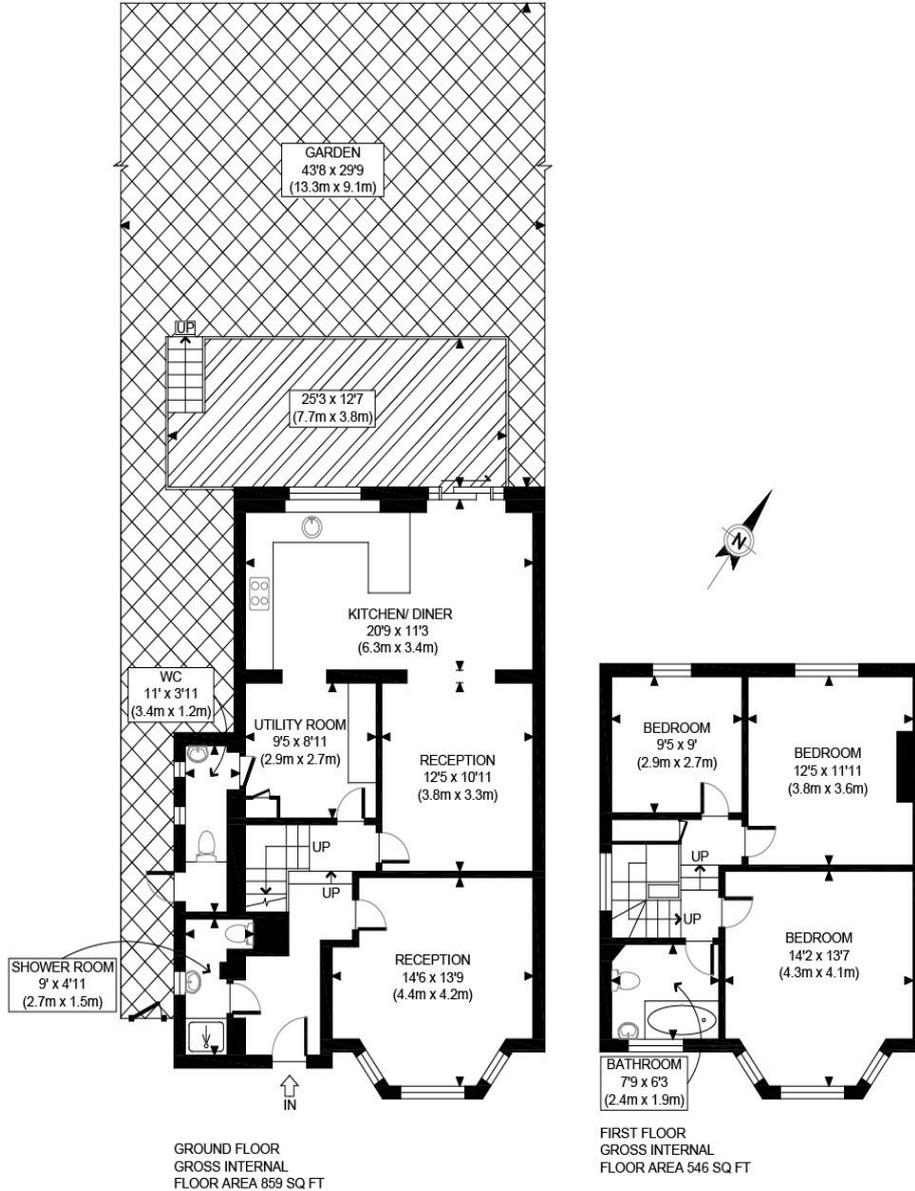
VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

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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APPROX. GROSS INTERNAL FLOOR AREA 1405 SQ FT / 131 SQM		Dollis Hill Ave	
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			
		date	18/02/26
		photoplan 	