

DOLLIS HILL LANE, LONDON, NW2 6HH



EPC Rating:

A rare opportunity to purchase a detached purpose built four bedroom house and situated on elevated ground towards the Edgware Road end of Dollis Hill Lane.

Only an internal viewing of the property will allow a potential purchaser to appreciate the size and space on offer with this property and to appreciate the magnificent views over London from the front elevation windows.

Benefits include:

- Gas central heating
- Part double glazed
- Side pedestrian access
- Detached house
- Four bedrooms
- Ground floor guest cloakroom
- Spacious open plan lounge/kitchen
- Good sized rear garden measuring some 70 ft in length and being mainly lawn
- Gross internal floor area of 1,292 sq ft (120 sq m) approximately
- Potential to extend the house (subject to any necessary Local Authority consents)
- This property is located within ten minute walk approximately of the recently opened Brent Cross West Station with overground trains into Kings Cross within 15 minutes approximately
- Brent Cross shopping complex is approximately 2 miles radius
- Our Lady of Grace Infants & Junior Schools are within a few hundred yards

PRICE:£950,000.....FREEHOLD

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

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs storage cupboard. Wood flooring.

Guest Cloakroom: WC and wash hand basin with mixer tap. Tiled flooring and part tiled walls.

Lounge (front): 14'8" x 13'1" (4.48m x 4.0m). Wood flooring. Double glazed bay window. Views over London. Feature fireplace.

Open Plan Dining Room/Kitchen (rear): 14'3" x 12'0" x 16'4" x 10'1" (4.34m x 3.66m x 4.98m x 3.08m). Ceramic tiled flooring with underfloor heating. Bi-folding doors to rear garden. Feature fireplace. Single drainer sink unit with mixer tap. A range of built-in wall mounted cupboards and matching base cabinets with work surfaces above. Stainless steel extractor hood above cooker. Integrated dishwasher. Double glazed window from kitchen area overlooking rear garden. Walk-in corner cupboard with gas boiler, plumbing for washing machine and space for dryer.

First Floor:

Bedroom 1 (front): 15'4" x 12'6" (4.67m x 3.81m). Wood flooring. Double glazed bay window with views over London.

Bedroom 2 (rear): 14'3" x 11'2" (4.34m x 3.41m). Wood flooring. Secondary glazing.

Bedroom 3 (rear): 10'2" x 10'0" (3.10m x 3.03m). Secondary glazing.

Bedroom 4 (front): 8'9" x 8'1" (2.66m x 2.46m). Double glazed window. Wood flooring. Views over London.

Bathroom/WC: 8'8" x 6'2" (2.66m x 2.46m). Panelled bath with centre mixer tap and shower screen with shower over bath. Low level WC. Heated towel rail. Vanity wash hand basin with drawer below and mixer tap. Wall mounted vanity cabinet with motion activated LED lights and Bluetooth speakers. Downlights to ceiling.

Landing: Hatch to loft space with built-in ladder (not inspected). Window to side wall with secondary glazing.

External features: Front and rear gardens, the rear garden with steps to lawn and having additional patio to rear of garden with decking area and Gazebos. Side pedestrian access.

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.

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

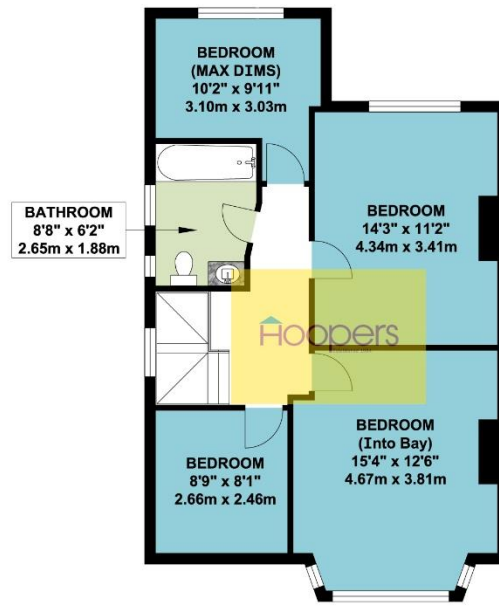


DOLLIS HILL LANE, LONDON, NW2 6HH (CONTINUED)

DOLLIS HILL LANE
LONDON NW2



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1291.66 SQ. FT / 120.00 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".