

## **DOLLIS HILL AVENUE, LONDON, NW2 6RG**



EPC Rating: D

We are delighted to bring to the market this detached family house which is situated at the sought after end of Dollis Hill Avenue adjacent to the magnificent 80 acres of Gladstone Park with views from the upper floors over the park.

The property has been extensively extended and renovated to a high standard and viewing is highly recommended to appreciate the condition of the property and its idyllic location. The property benefits:

- Loft conversion providing additional bedroom and ensuite bathroom
- Detached house
- Open plan ground floor accommodation providing airy and spacious family accommodation
- Gross internal floor area in excess of 1,500 sq ft (140 sq m)
- The nearest Stations are Brent Cross West (overground trains) or Dollis Hill (Jubilee Line)
- Local bus services can be found within a few hundred yards at Dollis Hill Lane
- Brent Cross shopping complex is approximately 2 to 3 miles radius

**PRICE: ..... £999,000.....FREEHOLD**

**DOLLIS HILL AVENUE, LONDON, NW2 6RG (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Open plan Lounge/Kitchen/Dining Room:** 28'10" x 20'5" (8.8m x 6.2m). Double glazed window to front. Double glazed patio doors to garden. Centre island unit with built-in hob and extractor hood above. Wood flooring. Downlights to ceiling. Fitted kitchen.

**First Floor:**

**Bedroom 1 (front):** 14'8" x 13'10" (4.5m x 4.2m). Wood flooring. Double glazed window. Built-in wardrobes. Downlights to ceiling.

**Bedroom 2 (rear):** 13'6" x 11'3" (4.1m x 3.4m). Double glazed window. Wood flooring. Built-in wardrobes. Downlights to ceiling.

**Bedroom 3 (rear):** 9'0" x 9'0" (2.7m x 2.7m). Double glazed window.

**Shower Room/WC:** 7'8" x 6'5" (2.3m x 2.0m). Walk-in shower cubicle. Vanity wash hand basin with drawers below. Low level WC with concealed cistern. Tiling to floor and walls. Double glazed window.

**Second Floor (loft conversion):**

**Bedroom 4:** 20'0" x 14'11" (6.1m x 4.6m). Under eaves storage cupboards.

**Ensuite Shower Room/WC:** 8'10" x 6'9" (2.7m x 2.1m). Shower cubicle. Low level WC with concealed cistern. Vanity wash hand basin with drawers below and mixer tap. Double glazed window. Tiling to floor and walls.

**External Features:** Front and rear gardens, the rear garden measuring some 50' in length. Side pedestrian access.

**Council Tax:** Band E.

**PRICE:** **£999,000** **FREEHOLD**

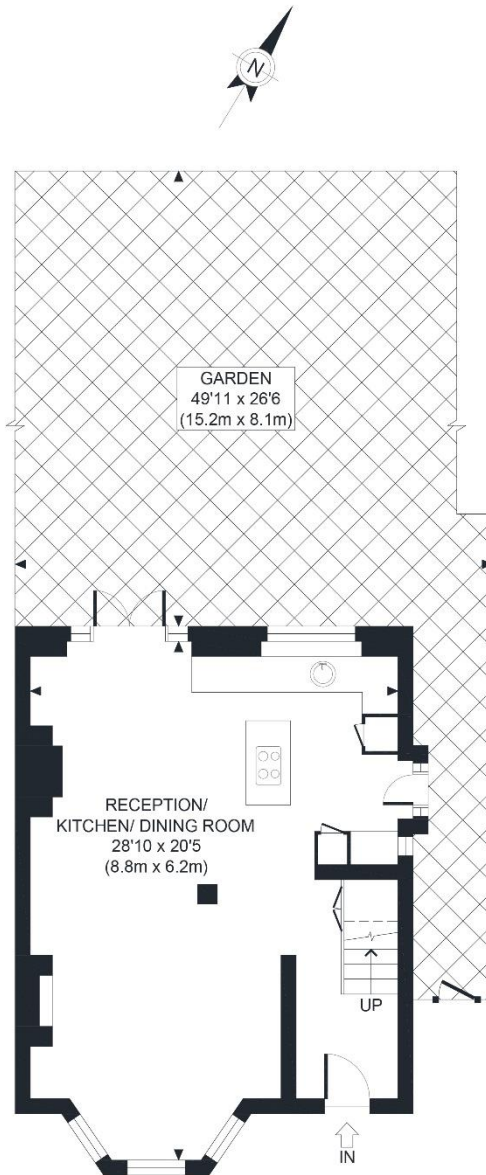
**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.**

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.

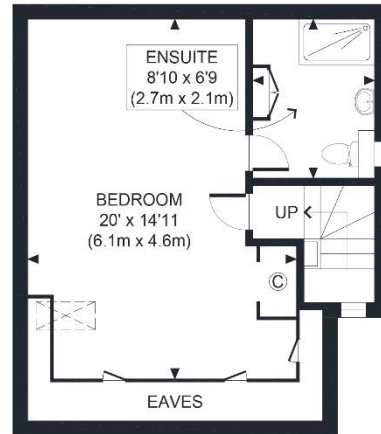
**DOLLIS HILL AVENUE, LONDON, NW2 6RG (CONTINUED)**



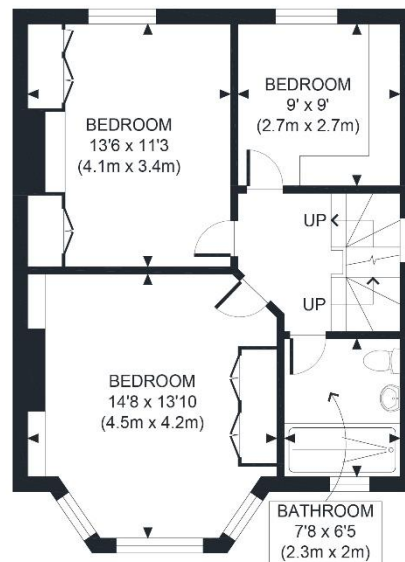
**DOLLIS HILL AVENUE, LONDON, NW2 6RG (CONTINUED)**



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 547 SQ FT



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA WITH EAVES 411 SQ FT  
FLOOR AREA WITHOUT EAVES 360 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 551 SQ FT

**APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES 1509 SQ FT / 140 SQM**  
**APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES 1458 SQ FT / 135 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

Dollis Hill Ave

date 24/07/25

photoplan