

MULGRAVE ROAD, DOLLIS HILL, NW10 1BT



EPC Rating:

We are delighted to be able to bring to the market this centre terrace Edwardian built house on the ever popular Dollis Hill Estate and this particular property is unmodernised and would make an ideal project for a buyer to redesign the house to their own taste.

The property is located on the Gladstone Park side of Mulgrave Road and therefore the rear garden of the property backs onto Gladstone Park and if one were to do a loft conversion at the property you would have magnificent views out over Gladstone Park which are already enjoyed from the first floor rear bedrooms.

Benefits include:-

- Chain free sale
- Original features
- Rear garden some 60' backing onto Gladstone Park
- Gross internal floor area of 1,047 sq ft (97 sq m) approximately
- The property is located within a couple of yards of the entrance to Gladstone Park
- The nearest Stations are Dollis Hill or Neasden (Jubilee Line)

PRICE: £799,950.....FREEHOLD

MULGRAVE ROAD, DOLLIS HILL, LONDON, NW10 1BT (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Original tessellated red tiled flooring. Open baluster staircase.

Lounge (front): 16'5" x 12'9" (5.00m x 3.88m). Feature fireplace. Sash bay window.

Dining Room (rear): 12'9" x 12'7" (3.88m x 3.84m). French door to garden and access to pantry. Original dresser. Open plan with:-

Kitchen: 10'0" x 5'6" (3.04m x 1.67m). With access to rear garden.

First Floor:

Bedroom 1 (front): 16'4" x 12'9" (4.98m x 3.88m). Sash bay window. Built-in cupboard. Door to balcony.

Bedroom 2 (rear): 12'10"x 9'9" (3.92m x 2.97m). Enclosed fireplace. View over Gladstone Park.

Bedroom 3 (rear): 9'0" x 8'10" (2.75m x 2.70m). Enclosed fireplace. View over Gladstone Park.

Bathroom/WC: 6'6" x 5'11" (2.00m x 1.81m). Panelled bath, wash hand basin and low level WC.

External Features: Front and rear gardens, the rear garden being some 60' long backing Gladstone Park with garden shed and outside WC.

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

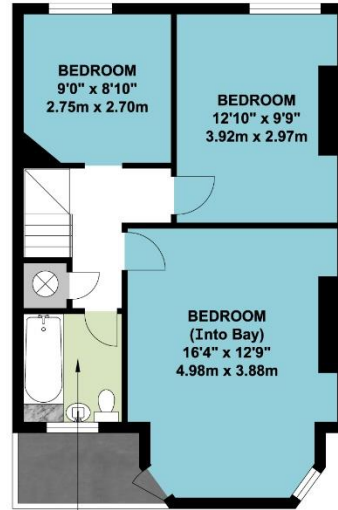
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot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

MULGRAVE ROAD, DOLLIS HILL, LONDON, NW10 1BT (CONTINUED)



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MULGRAVE ROAD
LONDON NW10



BATHROOM
6'7" x 5'11"
2.00m x 1.81m

GROUND FLOOR

FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1047.32 SQ. FT / 97.30 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".