

## **ELLESMERE ROAD, DOLLIS HILL, NW10 1LG**



EPC Rating: D

We are pleased to be able to have the opportunity to market this spacious 1930's built semi-detached house which is situated at the Park Avenue North end of Ellesmere Road and is therefore virtually equidistant between Dollis Hill and Willesden Green (zone 2) Jubilee line Stations.

The property forms part of the ever popular Dollis Hill estate and the property affords easy access to Walm Lane multiple shopping, restaurants and bus services with the magnificent 80 acres of Gladstone Park being with a few hundred yards. Benefits include:-

- Gas central heating
- Double glazed windows
- Chain free sale
- South facing rear garden
- Three good sized bedrooms with built-in wardrobes
- Garage attached to the side of the property approached via its own drive-in for additional parking
- Space to extend the house (STPP)
- Gross internal floor area (including garage) of 1,293 sq ft (120 sq m) approximately

**PRICE: .....£875,000.....FREEHOLD**

**ELLESMERE ROAD, LONDON, NW10 1LG (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Understairs cupboards.

**Lounge (front):** 15'8" x 12'5" (4.78m x 3.78m). Double glazed bay window.

**Dining Room (rear):** 16'10" x 10'5" (5.14m x 3.17m). French doors to rear garden.

**Kitchen:** 13'0" x 8'10" (3.97m x 2.69m). Fitted with eye level wall mounted cabinets and matching base cabinets with work surfaces above. Stainless steel sink unit. Plumbed for washing machine. Built-in gas hob with oven below and extractor hood above hob (all in stainless steel). Door to rear garden.

**First Floor:**

**Bedroom 1 (front):** 16'0" x 12'2" (4.87m x 3.70m). Built-in wardrobes. Double glazed bay window.

**Bedroom 2 (rear):** 14'1" x 10'7" (4.30m x 3.22m). Built-in wardrobes. Double glazed window.

**Bedroom 3 (rear):** 10'6" x 8'0" (3.20m x 2.45m). Built-in wardrobes. Double glazed window.

**Bathroom/WC:** 6'4" x 5'10" (1.93m x 1.77m). Panelled bath with mixer tap and hand shower. Vanity wash hand basin with mixer tap. Heated towel rail. Fully tiled walls. Double glazed oriel window.

**Separate WC:** Low level WC. Fully tiled walls.

**External Features:** Front and rear gardens, the rear garden having a southerly aspect measuring some 43' in length. Garage attached to side of property approached via own drive-in for additional parking.

**Council Tax:** Band E.

<b><u>PRICE:</u></b>	<b><u>£875,000</u></b>	<b><u>FREEHOLD</u></b>
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**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.**

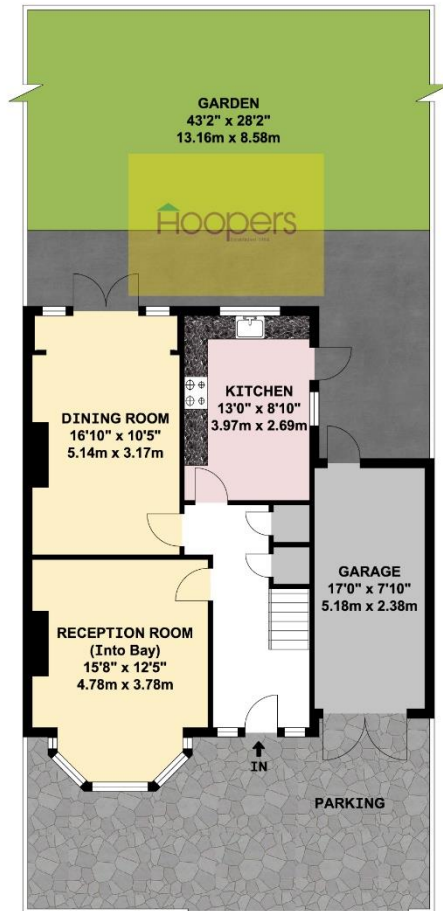
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot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



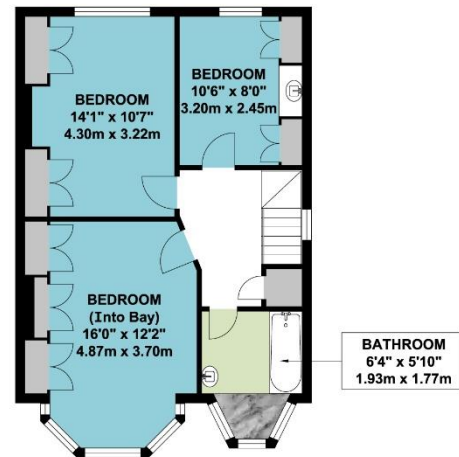
**ELLESMERE ROAD, LONDON, NW10 1LG (CONTINUED)**

**ELLESMERE ROAD, LONDON, NW10 1LG (CONTINUED)**

**ELLESMERE ROAD  
LONDON NW2**



**GROUND FLOOR**



**FIRST FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 1159.27 SQ. FT / 107.70 SQ. M**

**APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE GARAGE 1291.88 SQ. FT / 120.02 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".