

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



### **EPC Rating:**

We are pleased to bring to the market this well maintained semi-detached 1930's built house which is situated at the Gladstone Park end of this popular street. Benefits include:

- Gas central heating
- Double glazed windows
- Garage converted into Utility Room with underfloor heating and Shower Room/WC
- Conservatory extension with electric blinds and awning
- Off street parking
- South facing rear garden
- Gross internal floor area of 1,336 sq ft (124 sq m) approximately
- The property is located within a few yards of the magnificent 80 acres of Gladstone Park
- The nearest underground Station is Dollis Hill (Jubilee Line)
- Recently opened Brent Cross West Station is within half to three-quarters mile radius with overground trains into Central London in 15 to 20 minutes
- Brent Cross shopping complex is approximately 2 miles radius

**PRICE: .....Offers in the region of £900,000.....FREEHOLD**

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

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Laminate flooring. Understairs cupboard.

**Lounge (front):** 14'1" x 13'9" (4.30m x 4.20m). Double glazed window. Laminate flooring.

**Dining Room (rear):** 13'5" x 10'10" (4.10m x 3.31m). Laminate flooring. Double glazed door to:

**Conservatory:** 11'0" x 8'3" (3.35m x 2.51m). With sliding doors to side and rear providing a fabulous open space in the summer but this area could also be used in winter as it also has spotlights and heating and there are electric blinds and awning to restrict heat to the area.

**Kitchen:** 12'0" x 9'0" (3.64m x 2.72m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with quartz worktops above and tiled surrounds. Porcelain tiled flooring. Integrated dishwasher. Cupboard with gas boiler. Door to:

**Utility Room:** 19'10" x 8'2" (6.04m x 2.48m). With door to driveway at front. Ceramic tiled flooring with underfloor heating. Fitted matching wall cabinets and base cabinets with worktops above and tiled surrounds. Plumbing for washing machine and space for dryer. Double glazed door to garden.

**Shower Room/WC:** Fully tiled walls and flooring. Low level WC. Vanity wash hand basin with mixer tap. Shower cubicle.

**First Floor:**

**Bedroom 1 (front):** 14'6" x 13'6" (4.42m x 4.12m). Laminate flooring. Double glazed bay window.

**Bedroom 2 (rear):** 13'6" x 11'1" (4.11m x 3.37m). Double glazed window. Built-in wardrobes with pin spot lighting above wardrobes.

**Bedroom 3 (rear):** 9'0" x 9'0" (2.74m x 2.73m). Double glazed window.

**Family Bathroom:** 7'9" x 6'3" (2.35m x 1.91m). Panelled bath, wash hand basin and low level WC. Separate walk-in shower. Porcelain tiled walls and flooring.

**External Features:** Off street parking to front garden. Rear garden having a southerly aspect some 53' in length.

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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.

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LONDON NW2**



**GROUND FLOOR**

**FIRST FLOOR**

APPROX. GROSS INTERNAL FLOOR AREA 1083.81 SQ. FT / 100.69 SQ. M  
 APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE CONSERVATORY AND UTILITY 1335.37 SQ. FT / 124.06 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".