

**MULGRAVE ROAD, DOLLIS HILL, NW10 1BS**



EPC Rating: D

We are pleased to be able to offer for sale this end of terrace Edwardian built two storey house benefiting from the lovely 80' approximate south facing rear garden and situated in this desirable residential road forming a crescent with Normanby Road and almost opposite the lovely 70 acres of Gladstone Park.

Benefits include:-

- End of terrace house
- Gas central heating
- Double glazed windows
- Conservatory extension
- South facing rear garden
- Chain free sale
- The property is located within a few yards of local bus services at Dudden Hill Lane
- The nearest Stations are Dollis Hill or Neasden (Jubilee Line)
- Gross internal floor area of 1,159 sq ft (107 sq m) approximately

**PRICE: .....£799,950.....FREEHOLD**

**MULGRAVE ROAD, DOLLIS HILL, LONDON, NW10 1BS (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Picture rail. Dado rail. Understairs storage area.

**Lounge (front):** 16'2" x 12'11" (4.94m x 3.93m). Double glazed bay window. Picture rail. Fireplace.

**Dining Room (rear):** 12'11" x 12'9" (3.93m x 3.89m). Picture rail. Fireplace. Built in wall/dresser unit. Double glazed window overlooking conservatory. Double glazed door to conservatory.

**Kitchen:** 8'9" x 5'11" (2.67m x 1.80m). Single drainer sink unit with mixer taps. Fitted wall and base units with work surfaces. Gas cooker point with extractor hood above. Plumbing for washing machine. Breakfast bar. Part tiled walls and tiled flooring. Door to conservatory.

**Conservatory:** 15'11" x 6'9" (4.86m x 2.06m). Double glazed windows. Double glazed door to garden and door to:

**Guest WC:** Double glazed rear aspect window. Low level WC. Wash hand basin. Part tiled walls.

**First Floor:**

**Bedroom 1 (front):** 16'4" x 12'10" (4.97m x 3.92m). Double glazed window. Feature fireplace. Door to balcony.

**Bedroom 2 (rear):** 12'9" x 9'8" (3.89m x 2.95m). Double glazed rear aspect window. Fireplace. Built-in cupboard.

**Bedroom 3 (rear):** 8'11" x 8'10" (2.73m x 2.70m). Double glazed rear aspect window. Fireplace.

**Bathroom/WC:** 6'6" x 5'10" (1.98m x 1.78m). Frosted double glazed front aspect window. Panelled bath with overhead electric shower and shower rail. Low level WC. Pedestal wash hand basin. Fully tiled walls and tiled flooring.

**External Features:** Front and rear gardens, the rear garden having a southerly aspect some 70' long with garden shed.

**Council Tax:** Band E.

**PRICE:.....£799,950..... 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.

**MULGRAVE ROAD, DOLLIS HILL, LONDON, NW10 1BS (CONTINUED)**



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MULGRAVE ROAD  
LONDON NW10



APPROX. GROSS INTERNAL FLOOR AREA 1056.80 SQ. FT / 98.18 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE CONSERVATORY 1159.27 SQ. FT / 107.70 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".