

GLADSTONE PARK GARDENS, DOLLIS HILL, NW2 6RL



EPC Rating: D

We are privileged to be able to offer for sale this beautifully presented extended semi-detached four bedroom house with three bathrooms and offered for sale chain free and located at the Gladstone Park End of the street.

The property is well positioned for easy access to Brent Cross West Station (with Thameslink trains into London in approximately 15 minutes) and Brent Cross Shopping complex which is approximately 2-3 miles radius.

Viewing of the interior is highly recommended to appreciate the quality of the house. Benefits include:-

- Chain free sale
- Four bedrooms
- Three bathrooms
- Extended kitchen/diner
- Two Reception rooms
- Gas central heating
- Double glazed windows
- Off street parking to front garden
- South facing rear garden
- Detached outbuilding to rear garden comprising a games room/office
- Side pedestrian access
- Gross internal floor area (including games room) of 2,045 sq ft (190 sq m) approximately

PRICE: £899,950.....FREEHOLD

GLADSTONE PARK GARDENS, LONDON, NW2 6RL (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboard.

Shower Room/WC: 9'1" x 7'9" (2.76m x 2.35m). Corner shower cubicle with massage function. Heated towel rail. Wood flooring. Low level WC. Vanity wash hand basin with drawers below. Fully tiled flooring and walls. Double glazed window. Heated towel rail. Cupboard with boiler.

Lounge (front): 14'1" x 13'9" (4.30m x 4.18m). Wood flooring. Built-in display cabinets to chimney breast recesses. Feature fireplace. Wood flooring. Double glazed window.

Dining Room (rear): 13'5" x 11'0" (4.10m x 3.32m). Wood flooring. Open plan with:-

Kitchen/Diner Extension: 19'10" x 11'10" (6.05m x 3.60m). Wood flooring. Bi-folding doors from living area to garden. **Kitchen Area:** Matching fitted wall cabinets and base cabinets with granite worktops above. Sink unit with mixer tap and granite drainers to either side. Granite breakfast bar. Built-in gas hob with extractor hood above hob and split level oven with microwave above. Integrated fridge/freezer and dishwasher. Double glazed window.

First Floor:

Bedroom 2 (front): 14'1" x 13'7" (4.28m x 4.13m). Double glazed bay window. Built-in wardrobes.

Bedroom 3 (rear): 13'5" x 11'1" (4.10m x 3.38m). Double glazed window. Built-in wardrobes. Wood flooring.

Bedroom 4 (rear): 9'0" x 9'0" (2.74m x 2.73m). Double glazed window. Built-in wardrobes. Wood flooring.

Bathroom/WC: 8'0" x 6'6" (2.41m x 1.97m). Bath with folding shower screen and rain shower above bath. Low level WC. Vanity wash hand basin with drawers below. Double glazed window. Heated towel rail. Wood flooring. Tiling to walls.

Second Floor (loft conversion):

Principal Bedroom 1: 19'9" x 18'4" (6.02m x 5.60m). Built-in wardrobes and under eaves cupboards. Velux windows to front roof slope. Dormer window to rear with Juliet balcony.

Ensuite Shower Room/WC: 9'1" x 5'10" (2.76m x 1.78m). Large walk-in shower. Vanity wash hand basin with cupboard below. Low level WC. Fully tiled walls and flooring. Double glazed window. Heated towel rail.

External Features: Off street parking to front garden. Rear garden some 40' in length with paved patio area, lawn and outbuilding/office to rear with electricity supply. Side pedestrian access.

Council Tax: Band E.

<u>PRICE:</u>	<u>£899,950</u>	<u>FREEHOLD</u>
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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.

GLADSTONE PARK GARDENS, LONDON, NW2 6RL (CONTINUED)



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**GLADSTONE PARK GARDENS
LONDON NW2**



APPROX. GROSS INTERNAL FLOOR AREA 1711.46 SQ. FT / 159.00 SQ. M
APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE GAMES ROOM 2045.14 SQ. FT / 190.00 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".