

BROOK ROAD, DOLLIS HILL, LONDON, NW2 7DP



EPC Rating: E

We are delighted to bring to the market this fabulous semi-detached house offering some 2,650 sq ft (246 sq m) of accommodation and garage over three floors and viewing is highly recommended for a buyer to be able to appreciate the size of the property which is presented in ready to move into condition albeit a discerning buyer could leave their own stamp on the property.

The property is located at the south end of Brook Road off Dollis Hill Lane and close to the junction with Paddock Road and therefore well positioned for easy access to local schools and bus services within a few yards at Crest Road. Brent Cross shopping complex is approximately three miles distance. Stations can be found within a reasonable distance at Brent Cross West (overground trains into Farringdon in approximately 20 minutes) or Dollis Hill (Jubilee Line trains). Benefits include:-

- Gas central heating
- All double glazed doors and windows replaced in February 2024
- 22'5" x 9'10" (6.8m x 3.0m) garage approached via its own drive-in for additional parking
- Chain free sale
- 5 bedrooms (2 with en-suite shower rooms)
- 4 bathrooms
- Outbuildings to rear garden which could be put to many uses including potentially a home office, gym or for storage.

PRICE: £875,000.....FREEHOLD

BROOK ROAD, DOLLIS HILL, LONDON, NW2 7DP (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Wood flooring. Understairs cupboard.

Through Lounge: 25'6" x 11'8" (8.0m x 3.60m). Double glazed bay window to front room. Open plan with:

Extension (rear): 17'7" x 10'8" (5.4m x 3.3m). Open plan with:

Kitchen: 9'0" x 7'2" (2.7m x 2.2m). Fitted matching wall and base cupboards with work surfaces above and tiled surrounds. Stainless steel sink unit. Plumbed for washing machine. Built in gas hob with oven below and extractor hood above.

Utility Room: 14'2" x 9'10" (4.3m x 3.0m). Wood flooring. Double glazed door to garden.

Shower Room/WC: 6'5" x 6'0" (2.0m x 1.8m). Four piece suite of shower cubicle, wash hand basin, WC and bidet. Tiled floor and part tiled walls.

First Floor:

Bedroom 1 (front): 25'3" x 9'11" (7.7m x 3.0m). Wood flooring. Double aspect windows. Door to:

Ensuite Shower Room/WC: 9'11" x 4'7" (3.0m x 1.4m). Shower cubicle, wash hand basin and WC. Built-in cupboards. Double glazed window.

Bedroom 3 (front): 14'1" x 11'1" (4.3m x 3.4m). Built-in wardrobes. Double glazed bay window.

Bedroom 4 (rear): 12'5" x 11'5" (3.80m x 3.5m). Built-in wardrobes. Double glazed window.

Bedroom 5 (front): 10'6" x 6'10" (3.2m x 2.1m). Double glazed window.

Bathroom/WC: 6'6" x 5'9" (2.0m x 1.8m). Three piece suite of panelled bath, wash hand basin and low level WC. Partly tiled walls.

Second Floor (loft conversion):

Bedroom 2: 16'5" x 14'10" (5.0m x 4.5m). Large area which could be set out as a Studio apartment with kitchenette.

Shower Room/WC: Shower cubicle, wash hand basin and low level WC. Partly tiled walls. Under eaves storage cupboards. Double glazed dormer window to rear. Velux windows to front and side.

External Features: Large garage measuring 22'5" x 9'10" (6.8m x 3.0m) approached via own drive-in for additional parking. Front and rear gardens, the rear garden having two large outbuildings with electricity supply.

Council Tax: Band E.

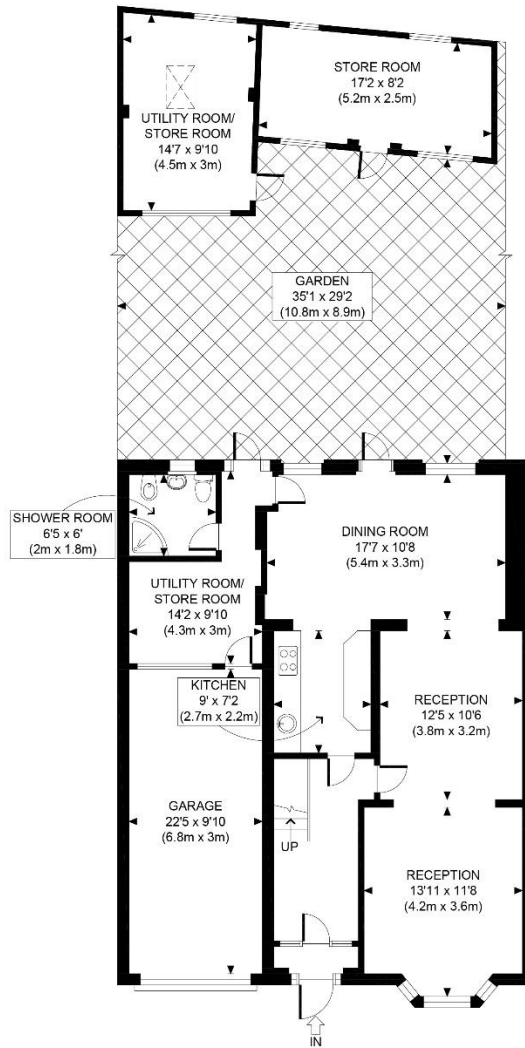
PRICE: £875,000 FREEHOLD

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

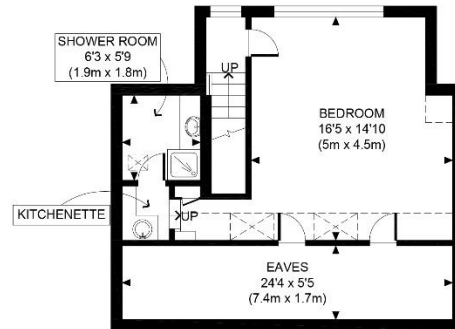
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot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

BROOK ROAD, DOLLIS HILL, LONDON, NW2 7DP (CONTINUED)

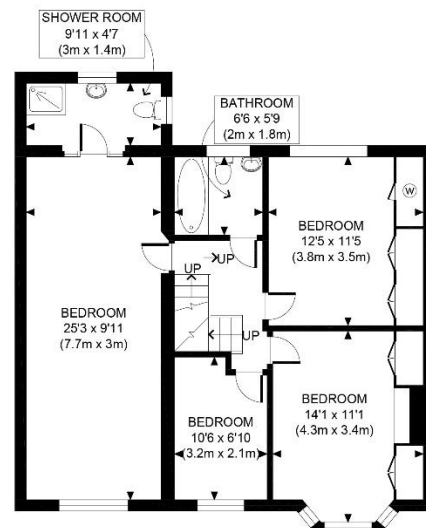
BROOK ROAD, DOLLIS HILL, LONDON, NW2 7DP (CONTINUED)



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA WITHOUT GARAGE 1078 SQ FT
FLOOR AREA WITHOUT GARAGE 835 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA WITH EAVES 494 SQ FT
FLOOR AREA WITHOUT EAVES 353 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 801 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE/EAVES/UTILITY ROOM/STORE 2852 SQ FT / 246 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE/EAVES/UTILITY ROOM/STORE 1989 SQ FT / 185 SQM

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floor plan accuracy and completeness, you or your advisors should
conduct a careful, independent investigation of the property in respect of monetary valuation

Brook Road

date: 08/05/25

photoplan