

## **FLEETWOOD ROAD, DOLLIS HILL, LONDON, NW10**



EPC Rating: C

We are privileged to bring to the market this stunning outstanding example of what can be done to one of the beautiful centre terrace Edwardian built houses on the ever popular Dollis Hill Estate.

The property has been extended to the rear and to the loft area to provide above average family accommodation of generous proportions. The property is presented in ready to move into condition and is effectively a "Show House". Benefits include:-

- Gas central heating
- Double glazed sash windows
- Ground floor guest cloakroom
- Three bathrooms to first and second floor
- Fabulous open plan family room to rear measuring some 22' x 17'9"
- Separate living room to front
- Off street parking via a dropped kerb to front of property
- Chain free sale
- Internal ground floor area of 1,488 sq ft (138 sq m) approximately
- The property is located within a few hundred yards of Dollis Hill (Jubilee Line) Tube Station
- The magnificent 80 acres of Gladstone Park are within a few yards of the property
- Views over Gladstone Park from loft room

**PRICE: .....£1,095,000.....FREEHOLD**

**FLEETWOOD ROAD, DOLLIS HILL, LONDON, NW10 1ND (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Understairs cupboard plus additional meters/storage cupboard.

**Guest Cloakroom:** Low level WC and wash hand basin. Tessellated tiled floor.

**Lounge (front):** 16'8" x 12'9" (5.09m x 3.88m). Double glazed bay window. Wood flooring.

**Family Room (rear):** 22'0" x 17'9" (6.71m x 5.41m). Wood flooring. Fitted with a range of eye level high gloss white finish wall mounted cabinets with matching base cabinets with work surfaces above and tiled surrounds. Sink unit with mixer tap. Built-in hob with split level oven and microwave above. Integrated dishwasher and fridge/freezer. Downlights to ceiling.

**Walk-in Utility Room:** 9'0" x 3" (2.75m x 0.90m). Plumbed for washing machine.

**First Floor:**

**Bedroom 1 (front):** 16'6" x 12'9" (5.04m x 3.88m). Double glazed bay window. Door to exclusive balcony having a southerly aspect.

**Bedroom 2 (rear):** 12'7" x 9'8" (3.83m x 2.94m). Double glazed window. Door to:-

**Ensuite Shower Room/WC:** Shower cubicle, wash hand basin and WC. Tiled flooring. Heated towel rail.

**Bedroom 3 (rear):** 9'0" x 9'0" (2.75m x 2.74m). Double glazed window.

**Family Bathroom/WC:** 6'0" x 5'6" (1.81m x 1.67m). Shower cubicle, low level WC and wash hand basin. Double glazed window. Tiled flooring. Heated towel rail.

**Second Floor (loft conversion):**

**Bedroom 4:** 16'6" x 16'5" (5.04m x 5.00m). Velux windows to front. Dormer windows to rear with view over Gladstone Park.

**Ensuite Shower Room/WC:** Shower cubicle, low level WC and wash hand basin. Tiled flooring. Heated towel rail.

**External Features:** Front garden providing off street parking for one vehicle via a dropped kerb to Fleetwood Road. Rear garden some 40' in length with paved patio and lawn.

**PRICE: £1,095,000 FREEHOLD**

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

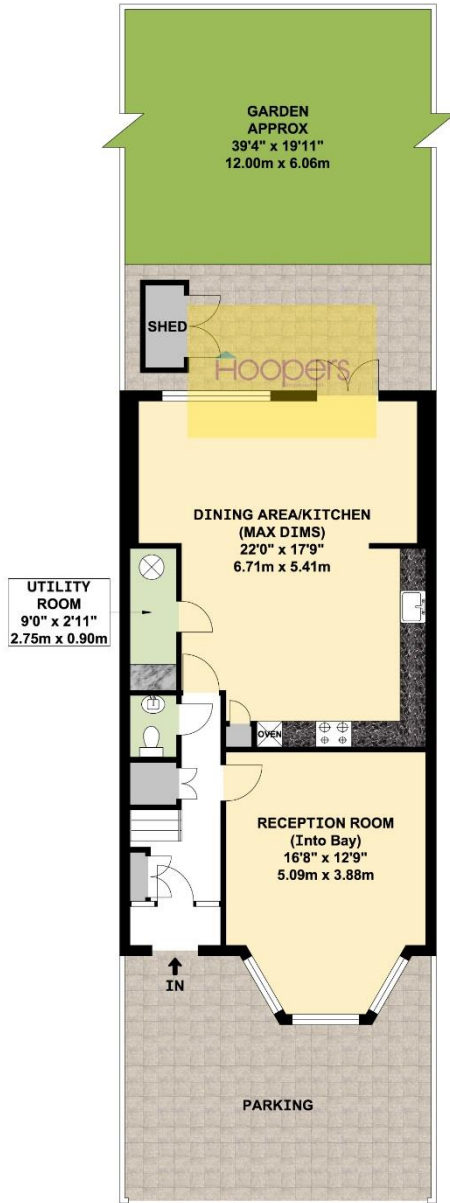
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot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

**FLEETWOOD ROAD, DOLLIS HILL, LONDON, NW10 1ND (CONTINUED)**

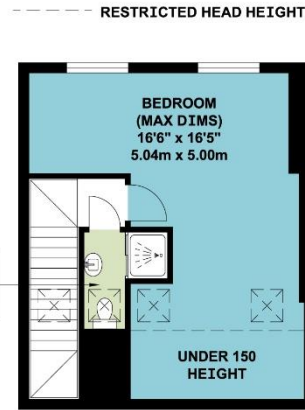


**FLEETWOOD ROAD, DOLLIS HILL, LONDON, NW10 1ND (CONTINUED)**

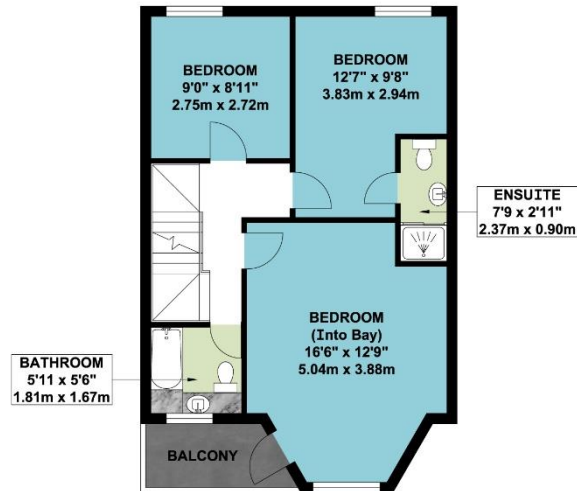
**34 FLEETWOOD ROAD  
LONDON NW10**



**GROUND FLOOR**



**SECOND FLOOR**



**FIRST FLOOR**

APPROX. GROSS INTERNAL FLOOR AREA 1488.21 SQ. FT / 138.26 SQ. M  
 APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE UNDER 150 HEIGHT 1552.26 SQ. FT / 144.21 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".