

## **SONIA GARDENS, DOLLIS HILL, NW10 1AH**



EPC Rating: D

We are delighted and privileged to bring to the market this huge 6 bedroom semi-detached house being one of only six houses of this size in Sonia Gardens and benefitting from some 2,421 sq ft.

The property is presented in ready to move into condition and viewing is recommended to appreciate the size and condition of the property.

Sonia Gardens is a desirable residential street just off Parkview Road and is therefore situated within a few yards of the magnificent 80 acres of Gladstone Park but being well positioned for access to Dollis Hill and Neasden (Jubilee Line) Tube Stations. Benefits include:-

- Lounge Hall
- Garage conversion providing granny annexe of additional bedroom and ensuite bathroom
- 37' x 15' Through lounge
- Four double bedrooms, bathroom and separate WC to first floor
- All first floor bedrooms have fitted wardrobes
- Loft conversion providing additional bedroom
- Off street parking for several vehicles
- 59' rear garden
- Gross internal floor area of 2,421 sq ft (225 sq m) approximately

**PRICE: .....£995,950.....FREEHOLD**

**SONIA GARDENS, DOLLIS HILL, NW10 1AH (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Lounge Hall:** 20'6" x 9'2" (6.25m x 2.80m). Understairs cupboard.

**Through Lounge:** 37'0" x 15'0" (11.27m x 4.57m). Double glazed bay window to front room. Feature fireplace. Downlights to ceiling. Double glazed patio doors from rear room to garden.

**Granny Annexe:** Providing:

**Bedroom:** 15'5" x 7'5" (4.70m x 2.25m). With door to:

**Ensuite Bathroom/WC:** Corner bath with shower above. Low level WC. Vanity wash hand basin. Fully tiled floor and walls.

**Kitchen:** 13'0" x 12'11" (3.96m x 3.94m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds. Built-in twin ovens with gas hob above and extractor hood above hob. Plumbed for dishwasher. Stainless steel sink unit with mixer tap. Door to garden.

**First Floor:**

**Bedroom 1 (front):** 18'0" x 14'0" (5.48m x 4.26m). Built-in wardrobes to two walls. Double glazed bay window.

**Bedroom 2 (rear):** 14'10" x 14'9" (4.51m x 4.50m). Built-in wardrobes to two walls. Double glazed window.

**Bedroom 3 (front):** 16'10" x 12'0" (5.14m x 3.62m). Built-in wardrobes. Double glazed oriel window.

**Bedroom 4 (rear):** 12'11" x 9'10" (3.94m x 3.00m). Built-in wardrobes. Wood flooring. Double glazed window.

**Bathroom/WC:** 7'6" x 6'8" (2.28m x 2.02m). Corner bath with shower above. Low level WC. Vanity wash hand basin with marble top. Tiled flooring and walls. Heated towel rail.

**Separate Additional WC:** Low level WC. Wash hand basin.

**Landing:** Stairs to:

**Second Floor (loft conversion):**

**Bedroom 5:** 21'3" x 14'0" (6.48m x 4.27m). Built-in wardrobes and Velux windows.

**External Features:** Off street parking for several vehicles to front. Rear garden measuring some 72' in length. Two storage units to rear garden with electricity supply, one housing washing machine. Side pedestrian access.

**Council Tax:** Band F.

**PRICE: £995,950 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.



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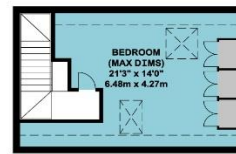
**SONIA GARDENS  
LONDON NW10**



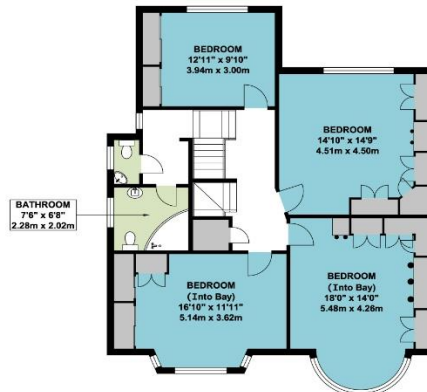
--- RESTRICTED HEAD HEIGHT



**GROUND FLOOR**



**SECOND FLOOR**



**FIRST FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 2421.34 SQ. FT / 224.95 SQ. M**

**APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE STORE ROOMS 2702.06 SQ. FT / 251.03 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".