

DEWSBURY ROAD, DOLLIS HILL, LONDON, NW10 1EL



EPC Rating: D

We are pleased to bring to the market for sale this end of terrace two storey Edwardian built house constructed circa 1910 and offering a fabulous opportunity for an incoming buyer to develop the property to their own style and taste.

The property is located within a few hundred yards of Dollis Hill (Jubilee Line) Tube Station and the magnificent 80 acres of recreation space at Gladstone Park. Benefits include:-

- End terrace house
- Gas central heating
- Double glazed windows
- Ground floor rear extension
- Ground floor guest cloakroom
- Period features
- Ground floor shower/WC and first floor bathroom/WC
- South facing rear garden
- Gross internal floor area of 1,251 sq ft (116 sq m) approximately

PRICE:£899,950.....FREEHOLD

DEWSBURY ROAD, DOLLIS HILL, LONDON, NW10 1EL (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboards with plumbing for washing machine and space for dryer.

Lounge (front): 16'8" x 13'0" (5.08m x 3.96m). Double glazed bay window. Feature fireplace.

Dining Room (rear): 13'0" x 12'6" (3.96m x 3.80m). Sliding patio doors to:

Extension: 17'1" x 9'2" (5.21m x 2.80m). With door to rear garden and door to:

Guest Cloakroom: With WC and wash hand basin.

Kitchen: 7'7" x 6'0" (2.31m x 1.80m). Wall and base cabinets, sink unit, cooker point and tiled flooring.

First Floor:

Bedroom 1 (front): 16'7" x 12'10" (5.06m x 3.92m). Door to balcony. Built-in cupboard. Feature fireplace.

Bedroom 2 (rear): 12'6" x 10'0" (3.80m x 3.02m). Built-in cupboard. Double glazed window. Feature fireplace.

Bedroom 3 (rear): 9'0" x 9'0" (2.74m x 2.71m). Double glazed window. Built-in cupboard.

Bathroom: 6'8" x 6'0" (2.04m x 1.81m). Panelled bath. Low level WC. Wash hand basin. Tiling to walls.

External features: Side pedestrian access. South facing rear garden measuring some 40' approximately in length. Garden shed.

PRICE: **£899,950** **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.

DEWSBURY ROAD, DOLLIS HILL, LONDON, NW10 1EL (CONTINUED)



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LONDON NW10**



APPROX. GROSS INTERNAL FLOOR AREA 1250.55 SQ. FT / 116.18 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".