

DOLLIS HILL AVENUE, LONDON, NW2 6QU



EPC Rating:

We are pleased to bring to the market this semi-detached family house located towards the Edgware Road end of this desirable street parallel to Dollis Hill Lane and located within a few hundred yards of local shops and bus services and the newly constructed Brent Cross West Station (overground trains into Kings Cross in 15 minutes approximately) which we believe will be opening in 2023.

The property has the following benefits:-

- Gas central heating
- Double glazed windows
- Ground floor guest cloakroom
- Spacious kitchen
- Renewed roof
- Detached garage to side of property approached with its own drive-in for additional parking
- Gross internal floor area of 1,175 sq ft (109 sq m) approximately

PRICE:£725,000.....FREEHOLD

DOLLIS HILL AVENUE, LONDON, NW2 6QU (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Wood flooring.

Guest Cloakroom: Wash hand basin. Low level WC. Wood flooring.

Lounge (front): 17'3" x 13'1" (5.27m x 4.00m). Feature fireplace. Wood flooring. Double glazed window. Ceiling cornice.

Dining Room (rear): 14'0" x 12'2" (4.27m x 3.71m). Wood flooring. Ceiling cornice. Double glazed French doors to rear garden.

Kitchen: 15'5" x 7'5" (4.71m x 2.25m). Single drainer sink unit with mixer tap. Plumbing for washing machine and dishwasher. Wall mounted gas boiler. Double glazed double aspect windows. Fitted matching wall cupboards and base cabinets with work surfaces above and breakfast bar. Double glazed door to rear garden.

First Floor:

Bedroom 1 (front): 15'1" x 13'2" (4.61m x 4.01m). Built-in wardrobes. Double glazed bay window.

Bedroom 2 (rear): 13'11" x 12'0" (4.25m x 3.67m). Built-in wardrobes. Double glazed window.

Bedroom 3/Study (front): 6'6" x 5'9" (1.98m x 1.74m). Double glazed window.

Large Bathroom/WC: 10'5" x 7'7" (3.17m x 2.30m). Panelled bath with mixer tap and hand shower above. Separate shower cubicle. Low level WC. Pedestal wash hand basin.

Landing: Hatch to loft space (not inspected). Double glazed window to side wall.

External features: Detached garage to side of property approached via its own drive-in for additional parking allowing the opportunity for future expansion of the property (subject to planning permission). Front and rear gardens, the rear garden being on two levels with patio to lower level and lawn to higher level.

PRICE:

£725,000

FREEHOLD

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

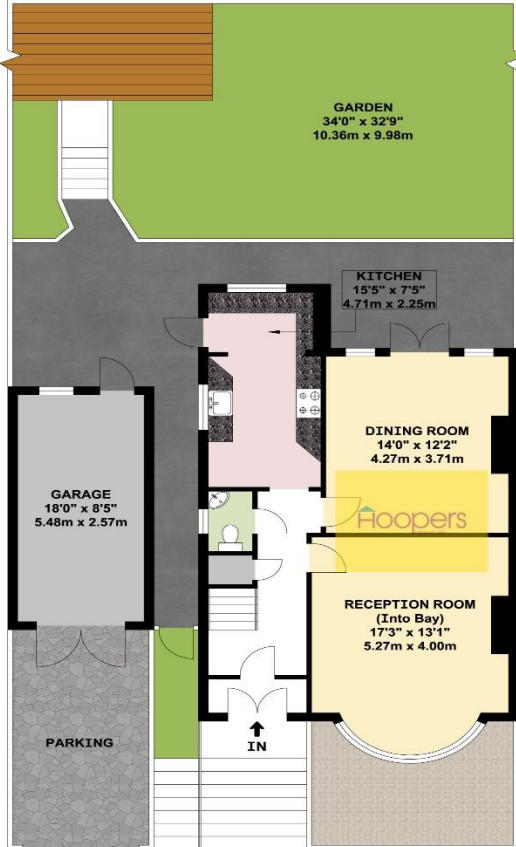
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot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

DOLLIS HILL AVENUE, LONDON, NW2 6QU (CONTINUED)

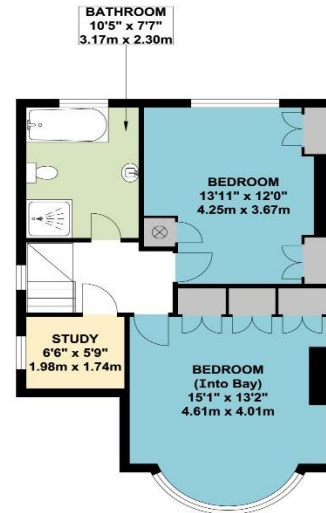


DOLLIS HILL AVENUE, LONDON, NW2 6QU (CONTINUED)

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LONDON NW2**



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1174.88 SQ. FT / 109.15 SQ. M
APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE GARAGE 1326.43 SQ. FT / 123.23 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".