

ELLESMERE ROAD, DOLLIS HILL, LONDON, NW10 1LJ



EPC Rating: C

Words cannot describe this outstanding Edwardian built house which has been skillfully extended to the ground floor rear and loft areas to provide above average sized family accommodation. Only an internal viewing of the property will allow a potential purchaser to appreciate the love and care and amazing improvements that the current owners have made to the property.

The property is located on the ever popular Dollis Hill Estate within a few hundred yards of the magnificent 80 acres of Gladstone and Dollis Hill (Jubilee Line) Tube Station and the house is situated on the south side of the street therefore enjoying a fabulous south facing sunny rear garden. Benefits include:-

- Gas central heating
- Double glazed windows
- Outstanding loft conversion providing large double bedroom with Juliet balcony, ensuite fitted dressing room and large ensuite shower/WC
- Ground floor guest cloakroom
- Period features
- Integrated hi-fi system with ceiling speakers to most rooms
- Uplighters to staircases
- The property has been extended to the ground floor providing a fabulous family area to the rear of the property incorporating wonderful fitted kitchen with integrated appliances and centre island unit and with sliding doors to rear garden
- Gross internal floor area of 1,714 sq ft (159 sq m) approximately

PRICE:£1,200,000.....FREEHOLD

ELLESMERE ROAD, LONDON, NW10 1LJ (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Wood flooring. Built-in cloaks cupboard. Understairs cupboard.

Guest Cloakroom: Low level WC with concealed cistern. Vanity wash hand basin with drawers below and mixer tap. Tiling to two walls. Wood flooring.

Lounge (front): 16'7" x 12'8" (5.06m x 3.86m). Feature fireplace. Double glazed sash windows. Wood flooring. Built-in cupboards and shelving to chimney breast recesses. Ceiling cornice.

Family Area incorporating Kitchen and extending Living Area: 28'5" x 17'9" at widest (8.67m x 5.41m). Built-in floor to ceiling storage cupboards including communications cupboard. Wood flooring. Centre island unit with built-in five ring gas hob with extractor hood above and storage facilities below. Split level double oven. Integrated fridge and freezer. Plumbed for dishwasher. Wine cooler. A built-in range of matching wall cupboards and base cupboards with work surfaces above. Sink unit. Roof lights allowing additional daylight to living area. Sliding double glazed doors to rear garden.

First Floor:

Bedroom 2 (front): 16'6" x 11'1" (5.04m x 3.38m). Double glazed bay window. Door to balcony. Built-in wardrobes to two walls. Wood flooring. Built-in shelving and additional cupboard space to chimney breast recesses.

Bedroom 3 (rear): 12'2" x 10'2" (3.70m x 3.10m). Wood flooring. Double glazed window. Downlights to ceiling.

Bedroom 4 (rear): 8'7" x 8'6" (2.61m x 2.58m). Wood flooring. Double glazed window. Downlights to ceiling.

Bathroom/WC: 7'7" x 5'1" (2.30m x 1.54m). With his and hers wash hand basins with mixer taps. Fully ceramic tiled walls and flooring. Panelled bath with hand shower and additional rain shower above bath with shower screen. Downlights to ceiling. Heated towel rail.

Second Floor (loft conversion):

Principal Bedroom 1: 12'5" x 11'8" (3.79m x 3.56m). With floor to ceiling windows to rear. Juliet balcony. Wood flooring. Downlights to ceiling. Door to:-

Ensuite Dressing Room: 15'3" x 6'11" (4.65m x 2.10m). Fitted with built-in illuminated hanging space, shelves and drawers. Two Velux windows to front.

Ensuite Shower Room/WC: His and hers circular wash hand basins with mixer taps. Low level WC with concealed cistern. Ceramic tiling to floor and walls. Downlights to ceiling. Heated towel rail. Triple width shower cubicle with two rain showers above and hand shower.

External features: Front and rear gardens, the front garden having a storage area. Rear garden some 32' in length with decking area, steps to Astroturf, shrub borders. The garden has a southerly aspect.

PRICE:**£1,200,000****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.

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APPROX. GROSS INTERNAL FLOOR AREA 1713.61 SQ. FT / 159.20 SQ. M

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