

## LENNOX GARDENS, DOLLIS HILL, LONDON, NW10 1AB



EPC Rating: D

A rare opportunity to purchase this unique detached house which has been in the same ownership for many years.

Only an internal viewing of this property will allow a potential buyer to appreciate the size of the property which is well above average for the road.

The property is located in this desirable street and situated within a few yards of the magnificent 80 acres of Gladstone Park with local transport links being within a short distance. Benefits include:-

- Gas central heating
- Double glazed windows
- Ground floor guest cloakroom
- Spacious lounge hall
- Four double bedrooms
- Three reception rooms
- Utility room
- Chain free sale
- Garage to side of property (approached via a shared drive-in)
- Gross internal floor area of 2,034 sq ft (189 sq m) approximately
- The property is located within a few hundred yards of bus services and shops at Neasden with Dollis Hill and Neasden (Jubilee Line) Tube Stations being close by

**PRICE: ..... £975,000.....FREEHOLD**

**LENNOX GARDENS, DOLLIS HILL, LONDON, NW10 1AB (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Storm Porch:** Leading to:

**Lounge Hall:** 13'7" x 11'8" (4.15m x 3.55m). Double glazed window.

**Lounge (rear):** 20'8" x 13'9" (6.30m x 4.18m). Feature fireplace. Wood flooring. Double glazed patio doors to rear garden. Downlights to ceiling.

**Dining Room (front):** 17'2" x 13'9" (5.23m x 4.18m). Wood flooring. Feature fireplace. Double glazed window. Downlights to ceiling.

**Breakfast Room:** 13'9" x 12'0" (4.18m x 3.64m). French doors to rear garden. Wood flooring. Wash hand basin. Downlights to ceiling.

**Kitchen:** 11'9" x 7'10" (3.58m x 2.40m). Single drainer stainless steel sink unit. Built-in wall cupboards and matching base cabinets. Integrated dishwasher. Built-in gas hob with oven below and extractor hood above hob. Downlights to ceiling. Tiled flooring. Door to:

**Utility Room:** 7'10" x 7'42" (2.40m x 2.23m). Built-in cupboards housing boiler and water tank. Additional laundry cupboards with plumbing for washing machine and space for dryer. Double glazed door to front of property. Tiled flooring.

**First Floor:**

**Bedroom 1 (front):** 17'7" x 13'9" (5.35m x 4.18m). Built-in wardrobes and dressing table. Double glazed bay window.

**Bedroom 2 (rear):** 15'8" x 13'9" (4.77m x 4.18m). Built-in wardrobes and dressing table. Double glazed window.

**Bedroom 3 (front):** 13'4" x 12'0" (4.07m x 3.64m). Double glazed window. Built-in wardrobes.

**Bedroom 4 (rear):** 13'9" x 8'11" (4.18m x 2.73m). Built-in wardrobe. Double glazed window.

**Bathroom:** 8'10" x 7'11" (2.68m x 2.41m). Panelled bath with mixer tap, shower attachment and shower screen. Wash hand basin. Separate shower cubicle. Fully tiled walls. Downlights to ceiling.

**Separate WC:** With fully tiled walls and flooring.

**External Features:** Garage to side of property approached via a shared drive-in (accessed from Lennox Gardens). Front and rear gardens, the rear garden measuring some 53' in length approximately with garden shed, patio and lawn.

**Council Tax:** Band G.

**PRICE:.....£975,000..... 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.

**LENNOX GARDENS, DOLLIS HILL, LONDON, NW10 1AB (CONTINUED)**



**LENNOX GARDENS, DOLLIS HILL, LONDON, NW10 1AB (CONTINUED)**

**LENNOX GARDENS  
LONDON NW10**



**GROUND FLOOR**

**FIRST FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 2034.05 SQ. FT / 188.97 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".