

**ABERDEEN ROAD, DOLLIS HILL, LONDON, NW10 1LU**



EPC Rating: D

We are delighted to bring to the market this extended end of terrace Edwardian built corner house and located on the ever popular Dollis Hill Estate within a few hundred yards of Dollis Hill (Jubilee Line) Tube Station and the magnificent 80 acres of Gladstone Park. Local bus services and shops can be found at Hamilton Road and Burnley Road within a few hundred yards. Benefits include:-

- Gas central heating
- Double glazed windows
- Off street parking for at least two vehicles
- Side pedestrian access
- Two bathrooms
- Utility room
- Conservatory extension
- Ground floor rear extension providing large kitchen/diner/family area
- Gross internal floor area of 1,396 sq ft (130 sq m) approximately

**PRICE: .....Offers in the region of £925,000.....FREEHOLD**

**ABERDEEN ROAD, DOLLIS HILL, LONDON, NW10 1LU (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Two understairs storage cupboards, one with gas boiler. Wood flooring. Downlights to ceiling.

**Through Lounge (front):** 16'6" x 12'10" (5.03m x 3.93m). Wood flooring. Double glazed bay window. Ceiling mouldings. Feature fireplace to front room.

**Rear Room:** 12'10" x 12'6" (3.92m x 3.82m). Open plan with:-

**Kitchen/Diner Extension:** 19'1" x 9'1" (5.82m x 2.78m). Fitted with a range of high gloss finish white wall cabinets and matching base cabinets with work surfaces above and plinth lighting. Integrated dishwasher and fridge/freezer. Gas hob with extractor hood above and oven below. Additional built-in cupboard to dining area. Double glazed French doors to the conservatory. Door to:

**Utility Room:** 9'0" x 4'6" (2.73m x 1.38m). Plumbing for washing machine. Work surfaces. Wall cupboards. Window to side.

**Conservatory:** 14'9" x 9'0" (4.49m x 2.73m). Ceiling blinds. Double glazed door to rear garden.

**Shower Room/WC:** Shower cubicle, wash hand basin and low level WC. Fully tiled walls and flooring.

**First Floor:**

**Bedroom 1 (front):** 16'6" x 12'10" (5.03m x 3.92m). Double glazed bay window. Door to balcony.

**Bedroom 2 (rear):** 12'6" x 9'10" (3.82m x 2.99m). Double glazed window.

**Bedroom 3 (front):** 9'0" x 8'11" (2.73m x 2.71m). Double glazed window.

**Bathroom/WC:** 6'7" x 6'0" (2.00m x 1.80m). Fully tiled walls and flooring. Panelled bath with mixer tap and shower above bath with shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Heated towel rail.

**External Features:** Off street parking to front garden for two to three vehicles. Rear garden mainly paved with shrub borders. Side pedestrian access.

**Council Tax:** Band E.

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**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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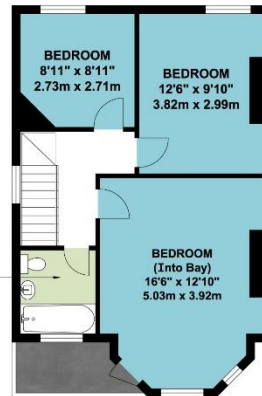
**ABERDEEN ROAD  
LONDON NW10**



**GROUND FLOOR**

**UTILITY ROOM**  
8'11" x 4'6"  
2.73m x 1.38m

**BATHROOM**  
6'7" x 5'11"  
2.00m x 1.80m



**FIRST FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 1395.64 SQ. FT / 129.66 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".