

PARK VIEW ROAD, DOLLIS HILL, LONDON, NW10 1AL



EPC Rating: D

We are delighted to be able to offer for sale this extended spacious semi-detached corner house which is situated in this highly desirable residential street and is positioned within a few yards of the magnificent 80 acres of Gladstone Park.

The property occupies a commanding corner site at the junction of Clifford Way with Park View Road and offers large family accommodation or potentially the property could be used for commercial purposes such as a Nursing Home or other similar commercial use (subject to any necessary Local Authority consents). Benefits include:-

- Gas central heating
- Double glazed windows
- Four bathrooms
- Seven bedrooms
- Outbuilding to rear
- Spacious kitchen/diner
- Utility Room
- Off street parking to front of property for at least two vehicles
- Ground floor guest cloakroom
- The property is located within a few hundred yards of Neasden and Dollis Hill (Jubilee Line) Tube Stations with local shops and bus services being within a few hundred yards at Neasden.
- Gross internal floor area of 2,208 sq ft (205 sq m) approximately

PRICE:£995,000.....FREEHOLD

PARK VIEW ROAD, LONDON, NW10 1AL (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboard. Wood flooring.

Guest Cloakroom: With WC and wash hand basin. Fully ceramic tiled walls and flooring.

Lounge (front): 20'1" x 12'7" (6.12m x 3.83m). Wood flooring. Double glazed bay window.

Dining Room (rear): 16'6" x 9'5" (5.02m x 2.86m). Open plan with:-

Kitchen: 20'8" x 10'7" (6.31m x 3.22m). Double drainer stainless steel sink unit with mixer tap. Ceramic tiled flooring. A range of built-in wall cupboards and matching base cabinets with granite work surfaces above. Downlights to ceiling. Door to rear garden.

Utility Room (off kitchen): 23'3" x 4'2" (7.08m x 1.26m). With roof window. Hot water tanks. Plumbing for washing machine. Partly tiled walls. Single drainer sink unit with mixer tap.

Bedroom/Study (front): 14'4" x 6'7" (4.36m x 2.00m). Wood flooring. Roof window. Downlights to ceiling.

Bedroom (rear): 16'6" x 10'8" (5.02m x 3.25m). Built-in wardrobes. Double glazed window overlooking rear garden. Door to:

En-suite Shower Room/WC: Double width shower cubicle. Vanity wash hand basin with mixer tap and drawers below. Low level WC. Fully ceramic tiled walls and flooring. Heated towel rail.

First Floor:

Bedroom (front): 17'0" x 12'1" (5.18m x 3.68m). Double glazed bay window.

En-suite Shower Room/WC: With shower cubicle. Wash hand basin with mixer tap and cupboards below. Low level WC. Ceramic tiling to floor and walls.

Bedroom (rear): 10'11" x 9'8" (3.32m x 2.95m). Double glazed window. Built-in wardrobes, dressing table and over bed cupboards.

Bedroom (rear): 10'1" x 7'7" (3.07m x 2.30m). Double glazed window. Built-in wardrobes and over bed cupboards. Door to:-

En-suite Shower Room/WC: Shower cubicle. Low level WC. Wash hand basin with mixer tap. Fully ceramic tiled floor and walls. Heated towel rail. Double glazed window.

Bedroom (rear): 9'10" x 7'11" (3.0m x 2.41m). Double glazed window.

Family Shower Room/WC: 6'9" x 4'3" (2.05m x 1.30m). Shower cubicle. Wash hand basin with vanity unit. Low level WC. Ceramic tiling to floor and walls. Heated towel rail.

Second Floor (loft extension):

Bedroom: 8'6" x 7'9" (2.58m x 2.36m). With considerable under eaves storage space.

External features: Outbuilding to rear garden currently used as a guest apartment. Paved rear garden. Storage sheds and fish pond. Side gate leading on to Clifford Way. Off street parking to front garden for at least two vehicles.

PRICE: £995,000 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.

PARK VIEW ROAD, LONDON, NW10 1AL (CONTINUED)



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**PARK VIEW ROAD
LONDON NW10**



APPROX. GROSS INTERNAL FLOOR AREA 1791.97 SQ. FT / 166.48 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE OUTBUILDING & LOFT ROOM 2208.21 SQ. FT / 205.15 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".