

DOLLIS HILL AVENUE, LONDON, NW2 6RG



EPC Rating: D

We are excited to bring to the market this semi-detached 4 bedroom house originally constructed in the 1930's having had the benefit of a loft conversion and a ground floor rear extension providing large open plan ground floor accommodation. Benefits include:-

- Gas central heating
- Double glazed windows
- Ground floor guest cloakroom
- Open plan living room/kitchen and extension providing a large family area
- 4 bedrooms
- 2 bathrooms
- Side pedestrian access
- Gross internal floor area of 1,557 sq ft (145 sq m) approximately
- The property is situated within a few yards of the magnificent 80 acres of Gladstone Park with its recreational facilities and communal events
- The nearest Station is Brent Cross West (overground trains) or Dollis Hill (Jubilee Line) trains.

PRICE: £850,000.....FREEHOLD

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

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Built-in cloaks cupboard.

Guest Cloakroom: Low level WC and wash hand basin. Tiled flooring.

Through Lounge: 28'1" x 13'10" (8.57m x 4.21m). Open plan with extension and original kitchen providing a large family area. Double glazed bay window to front room. Double glazed patio doors from rear leading to garden.

Kitchen: 22'3" x 19'10" (6.78m x 6.04m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with breakfast bar. Plumbed for washing machine and dishwasher. Tiled walls. Built-in six ring gas hob with extractor hood above hob and split level double oven. Sink unit. Additional double glazed door to side entrance.

First Floor:

Bedroom 1 (front): 14'6" x 13'8" (4.42m x 4.16m). Built-in wardrobes and over bed cupboards. Double glazed bay window.

Bedroom 2 (rear): 13'6" x 11'2" (4.12m x 3.40m). Double glazed window. Built-in wardrobes.

Bedroom 3 (rear): 9'0" x 9'0" (2.74m x 2.72m). Double glazed window. Built-in wardrobe and dressing table. Cupboard with hot water tank.

Bathroom/WC: 7'10" x 6'6" (2.40m x 1.96m). Corner Jacuzzi bath. Pedestal wash hand basin with drawer unit to side. Low level WC. Partly tiled walls.

Second Floor (loft conversion):

Principal Bedroom: 15'9" x 12'2" (4.80m x 3.70m). Double glazed dormer window to rear. Under eaves storage cupboard. Built-in wardrobes. Door to:

Ensuite Shower Room/WC: 6'9" x 5'10" (2.05m x 1.77m). Shower cubicle, pedestal wash hand basin and low level WC. Tiling to floor and walls. Heated towel rail. Velux window.

External Features: Front and rear gardens, the rear garden measuring some 36' in length being mainly lawn. Side pedestrian access.

Council Tax: Band E.

PRICE: £850,000 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 6RG (CONTINUED)

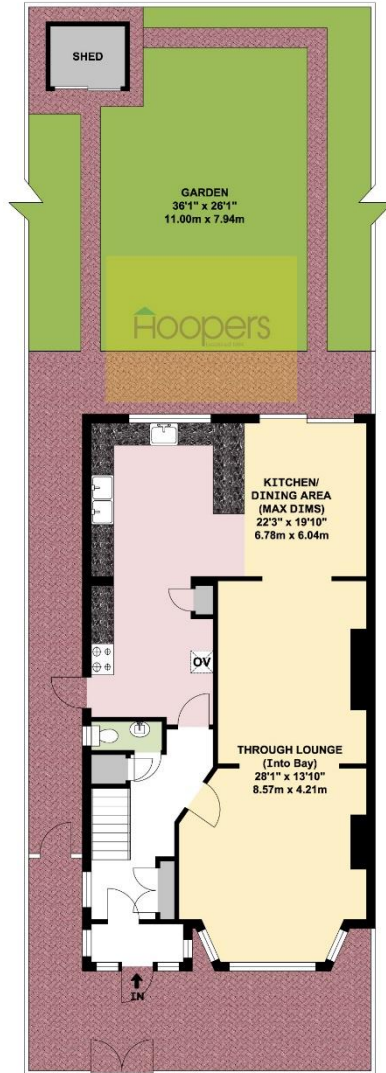


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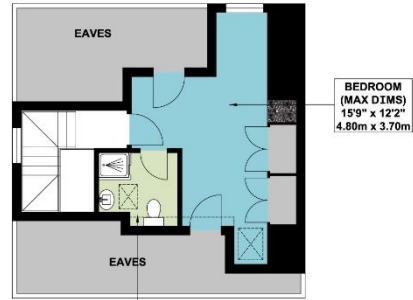
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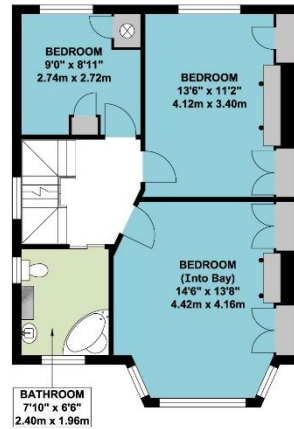
----- RESTRICTED HEAD HEIGHT



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1556.67 SQ. FT / 144.62 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".