

## **DOLLIS HILL LANE, LONDON, NW2 6JG**



EPC Rating: D

We are delighted to be able to offer for sale this large extended semi-detached house offering generous sized family accommodation and viewing is highly recommended. Benefits include:-

- Five bedrooms
- Extended kitchen/diner
- Gas central heating
- Double glazed windows
- Large front and rear gardens
- Ground floor shower room/WC
- Garage to rear (via shared drive)
- The property is located within a few yards of the magnificent 80 acres of Gladstone Park with tennis courts, coffee shop and landscaped gardens
- The property is within 10-15 minutes walk approximately of both Neasden and Dollis Hill (Jubilee Line) Tube Stations
- Gross internal floor area of 1,629 sq ft (151 sq m) approximately

**PRICE: ..... £850,000.....FREEHOLD**

**DOLLIS HILL LANE, LONDON, NW2 6JG (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Understairs cupboard.

**Lounge (front):** 17'1" x 13'5" (5.21m x 4.10m). Double glazed bay window. Feature fireplace.

**Dining Room (rear):** 13'5" x 11'5" (4.08m x 3.48m). Double glazed door to rear garden. Open plan with:-

**Kitchen/Diner:** 18'7" x 8'10" (5.67m x 2.70m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds. Gas cooker. Extractor hood above cooker. Single drainer sink unit with mixer tap. Space for fridge/freezer. Downlights to ceiling. Double glazed windows and door leading to rear garden.

**Utility Area:** 8'0" x 5'0" (2.44m x 1.53m). Sink. Plumbing for washing machine.

**Shower Room/WC:** Shower cubicle. Low level WC. Wash hand basin. Fully ceramic tiled walls and flooring.

**First Floor:**

**Bedroom 1 (front):** 17'9" x 11'9" (5.40m x 3.57m). Double glazed bay window.

**Bedroom 2 (rear):** 13'6" x 11'2" (4.11m x 3.40m). Double glazed window overlooking rear garden.

**Bedroom 3 (front):** 9'5" x 8'1" (2.88m x 2.46m). Double glazed window.

**Bathroom:** 8'8" x 5'5" (2.63m x 1.64m). Fully tiled walls and floor. Low level WC. Wash hand basin with mixer tap. Window to front. Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Storage cupboard with wall mounted boiler. Double glazed window.

**Separate WC:****Second Floor (loft conversion):**

**Bedroom 4 (front):** 18'3" x 8'7" (5.57m x 2.62m). Two loft skylight windows.

**Bedroom 5 (rear):** 11'2" x 9'6" (3.41m x 2.90m). Double glazed window to rear.

**Shower Room/WC:** 6'7" x 6'6" (2.00m x 1.98m). Fully tiled walls and floor. Shower cubicle. Low level WC. Double glazed window to rear. Pedestal wash hand basin.

**External Features:** Front and rear gardens. Garage via shared drive (accessed from Dollis Hill Lane).

**PRICE: £850,000 FREEHOLD**

**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.**

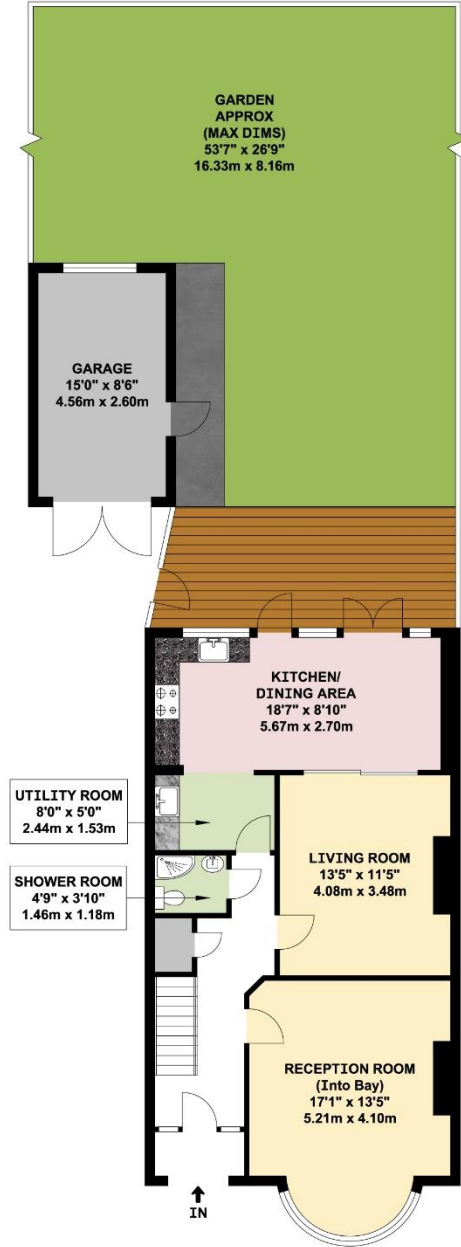
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot 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 LANE, LONDON, NW2 6JG (CONTINUED)**



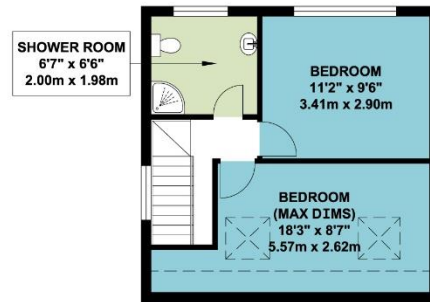
**DOLLIS HILL LANE, LONDON, NW2 6JG (CONTINUED)**

DOLLIS HILL LANE  
LONDON NW2

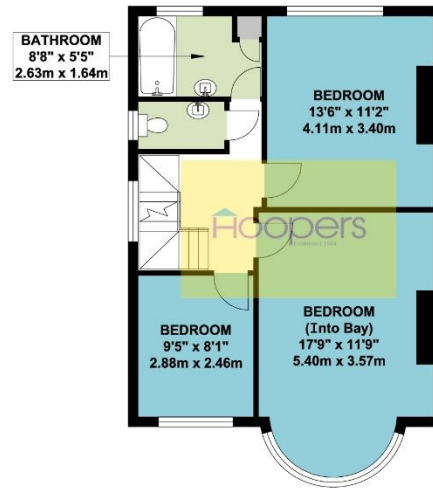


**GROUND FLOOR**

--- RESTRICTED HEAD HEIGHT



**SECOND FLOOR**



**FIRST FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 1629.01 SQ. FT / 151.34 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".