

DOLLIS HILL AVENUE, LONDON, NW2 6RA



EPC Rating: D

We are pleased to be able to offer for sale this outstanding beautifully presented 1930's built extended semi-detached house with four double bedrooms, 3 bathrooms (2 en-suite) and a very large kitchen/diner. Only an internal viewing of the property will allow a potential buyer to appreciate the love and care that has gone into this property to bring it to the fabulous condition in which it is now being offered for sale.

The property is located at the Gladstone Park end of this desirable street and is within a quarter to half a mile of Willesden Green (zone 2) Jubilee line Tube Station and is within a few yards of the magnificent 80 acres of Gladstone Park open space. Benefits include:-

- 4 bedrooms
- 3 bathrooms (2 ensuite)
- Ground floor guest cloakroom
- Double glazing
- Gas central heating
- Gross internal floor area of 2,042 sq ft (190 sq m) approximately
- South facing rear garden
- Extension to rear living room and kitchen
- Off street parking for 2/3 vehicles.
- The property is located within a few hundred yards of Gladstone Park
- The nearest stations are Willesden Green (zone 2) or Dollis Hill both Jubilee line.

PRICE:.....£1,350,000.....FREEHOLD

DOLLIS HILL AVENUE, LONDON NW2 6RA (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Storm Porch: Leading to:

Entrance Hall: Double glazed side aspect window. Tiled flooring.

Guest Cloakroom: Low level WC with concealed cistern. Wash hand basin. Fully tiled walls and flooring.

Bedroom 4 (former garage): 13'1" x 7'9" (4.00m x 2.40m). Double glazed window. Tiled flooring. Door to:

Ensuite Shower Room/WC: Walk-in shower with screen. Low level WC with concealed cistern. Ornate wash hand unit with cupboards below. Fully tiled walls and flooring. Heated towel rail.

Through Lounge: 28'8" x 13'10" (8.70m x 4.20m). Double glazed bay window. Suspended ceiling with inset ambient lighting. Tiled floor. Doors to kitchen/dine/living area.

Kitchen/Diner: 28'10" x 25'11" (8.80m x 8.70m). Fitted with an extensive range of wall and base units with work surfaces and inset sink unit. Additional central island with further base units. Induction hon with extractor hood above. Separate built in electric oven. Integrated fridge, freezer and dishwasher. Plumbing for washing machine. Tiled flooring. Double glazed patio doors to garden.

First Floor:

Bedroom 1 (rear & extended): 17'10" x 17'6" (5.4m x 5.3m). 2 double glazed windows. Tiled flooring. Door to:

Ensuite Shower Room/WC: Frosted double glazed window. Walk-in shower with screen. Low level WC with concealed cistern. Ornate wash hand unit with cupboards below. Fully tiled walls and flooring. Heated towel rail.

Bedroom 2 (front): 14'6" x 13'8" (4.40m x 4.20m). Double glazed bay window. Tiled flooring.

Bedroom 3: 13'4" x 11' 2" (4.1m x 3.40m). Double glazed window. Tiled flooring.

Bathroom/WC: Frosted double glazed front aspect window. Tiled bath with built-in shower with screen. Low level WC with concealed cistern. Ornate wash hand unit with cupboards below. Fully tiled walls and flooring. Heated towel rail.

External Features: Off street parking to front. South facing rear garden some 45' long with office/outbuilding with electricity.

PRICE:.....£1,350,000.....FREEHOLD

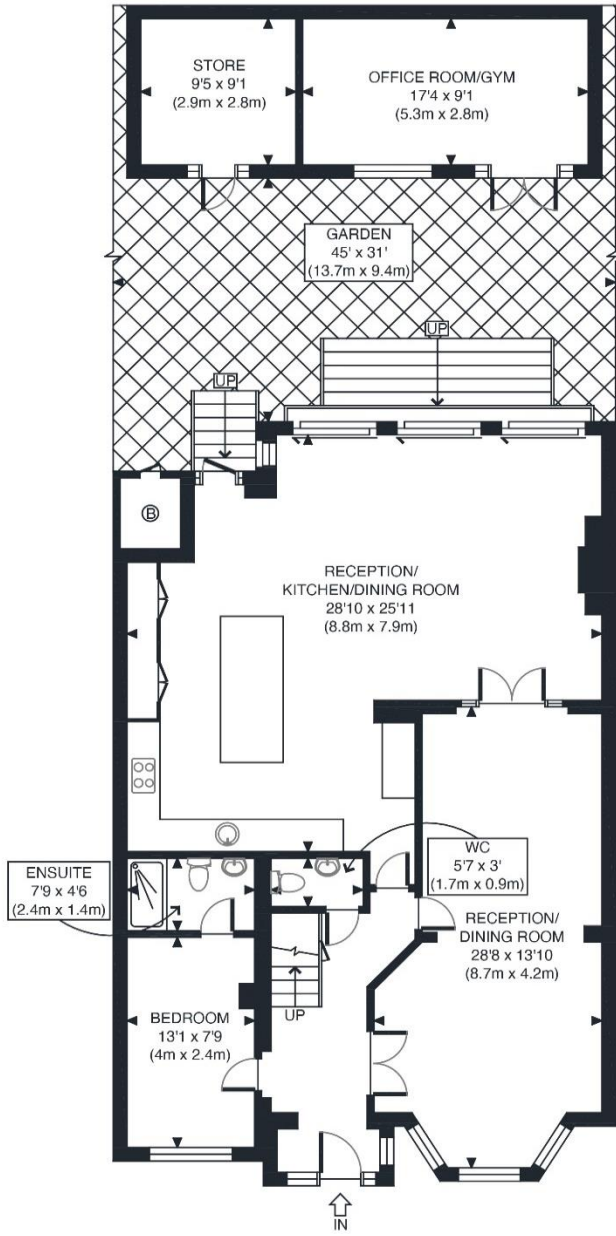
VIEWING BY APPOINTMENT ONLY THROUGH OWNERS AGENTS, HOOPERS, AS ABOVE.

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.

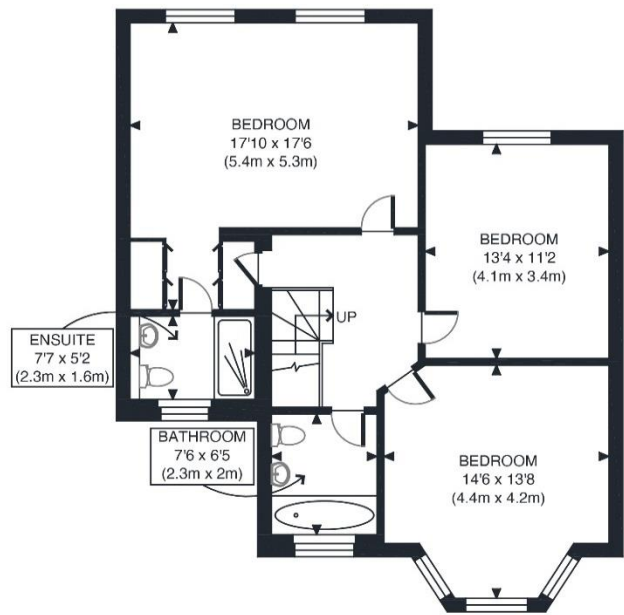
DOLLIS HILL AVENUE, LONDON NW2 6RA (CONTINUED)



DOLLIS HILL AVENUE, LONDON NW2 6RA (CONTINUED)




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1236 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 806 SQ FT



<p>APPROX. GROSS INTERNAL FLOOR AREA WITH OUTHOUSE 2289 SQ FT / 213 SQM APPROX. GROSS INTERNAL FLOOR AREA WITHOUT OUTHOUSE 2042 SQ FT / 190 SQM Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</p>	<p>Dollis Hill Ave</p>
	<p>date 04/08/23</p> <p>photoplan </p>