

## **BROOK ROAD, DOLLIS HILL, LONDON, NW2 7DS**



EPC Rating: D

We are delighted to bring to the market for sale a property which has not been on the market for many decades and offers spacious family accommodation comprising:-

- Four bedrooms
- Two bathrooms and additional guest cloakroom and shower to second floor
- Detached garage to rear of property approached via a wide shared drive-in (accessed from Brook Road) currently set up as a Studio apartment
- Good sized rear garden
- Kitchen/diner extension
- Gross internal floor area of 1,406 sq ft (131 sq m) approximately
- Off street parking to front garden
- Loft conversion providing additional large bedroom and ensuite facilities
- The property is located at the junction of Rylands Road with Brook Road on the south side of Crest Road and therefore the property is situated within a few hundred yards of the magnificent 80 acres of Gladstone Park with three local bus routes being within a few yards at Crest Road
- Brent Cross shopping complex is approximately 2/3 miles radius
- The nearest stations are Dollis Hill (Jubilee Line) or Brent Cross West (overground trains)

**PRICE: ..... £795,000.....FREEHOLD**

**BROOK ROAD, NEASDEN, LONDON, NW2 7DS (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Understairs cupboard.

**Through Lounge:** 26'10" x 11'7" (8.17m x 3.52m). Double glazed bay window to front room. Wood flooring. Feature fireplace with cupboards and shelving to chimney breast recesses. Rear room with shelves and cupboards to chimney breast recesses. Feature fireplace. Open plan with:-

**Kitchen/Diner Extension:** 17'9" x 11'8" (5.40m x 3.55m). With patio doors leading to rear garden. Fitted wall cupboards and base cabinets with marble worktops above. Downlights to ceiling. Single drainer sink unit with mixer tap. Built-in gas hob with integrated split level double oven. Integrated dishwasher.

**Utility Room:** 7'1" x 6'3" (2.16m x 1.91m). Plumbing for washing machine, space for dryer and storage facilities and built-in cupboard. Door to:-

**Shower Room/WC:** Shower cubicle, wash hand basin and low level WC. Tiling to floor and walls. Window to side wall.

**First Floor:**

**Bedroom 1 (front):** 13'10" x 11'0" (4.22m x 3.36m). Double glazed bay window. Built-in wardrobes. Wood laminate flooring.

**Bedroom 2 (rear):** 12'7" x 11'7" (3.83m x 3.52m). Double glazed window. Built-in wardrobes.

**Bedroom 3 (front):** 8'10" x 6'10" (2.70m x 2.09m). Double glazed window. Built-in wardrobes. Wood laminate flooring.

**Bathroom/WC:** 6'4" x 5'7" (1.92m x 1.70m). Panelled bath with mixer tap and rain shower above. Low level WC with concealed cistern. Wash hand basin with mixer tap. Ceramic tiling to walls.

**Second Floor (loft conversion):**

**Bedroom 4:** 18'3" x 14'11" (5.56m x 4.56m). Double glazed dormer window to rear. Downlights to ceiling. Velux windows to front elevation. Wood flooring. Built-in wardrobes to one wall. Door leading to:-

**Ensuite WC:** Wash hand basin, WC and bidet. Separate shower cubicle.

**External Features:** Detached garage to rear of property approached via a wide shared drive-in (accessed from Brook Road). This garage is currently set up as a Studio apartment. Off street parking to front garden. Rear garden some 90' in length and widening up to rear.

**Council Tax:** Band E.

**PRICE: £795,000 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.

**BROOK ROAD, NEASDEN, LONDON, NW2 7DS (CONTINUED)**

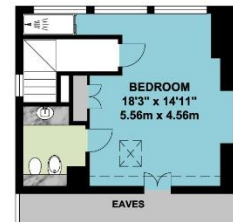
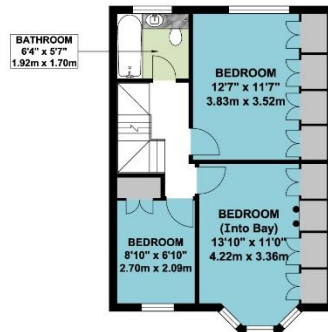
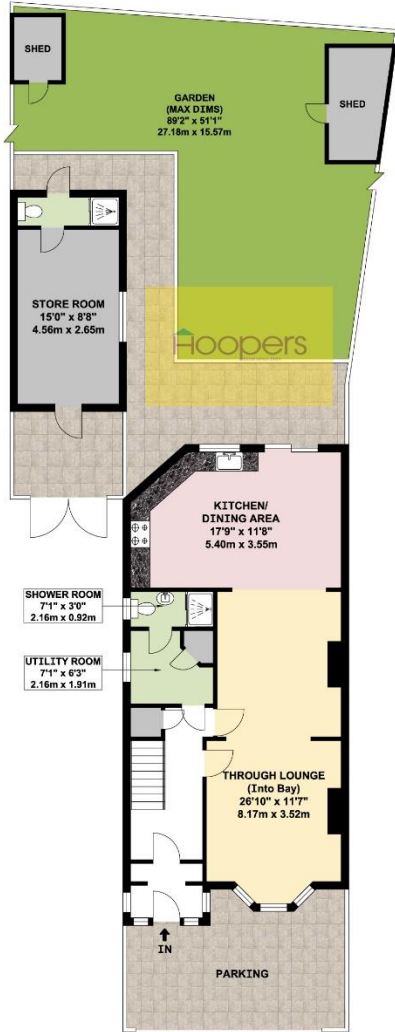


**BROOK ROAD, NEASDEN, LONDON, NW2 7DS (CONTINUED)**

**BROOK ROAD  
LONDON NW2**



----- RESTRICTED HEAD HEIGHT



**GROUND FLOOR**

**FIRST FLOOR**

**SECOND FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 1405.65 SQ. FT / 130.59 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".