

DOLLIS HILL LANE, LONDON, NW2 6HY



EPC Rating:

A rare opportunity to purchase one of the larger type semi-detached houses situated on elevated ground directly overlooking Gladstone Park tennis courts and located in this sought after road. Houses on this stretch of Dollis Hill Lane are rarely on the market for sale and we therefore highly recommend viewing of the property to avoid disappointment. Benefits include:-

- Desirable location with magnificent views over Gladstone Park from the front of the property
- Larger than average size for the area
- Recreational ground floor covered area to the rear of the property with inset firepit, sink unit and weather screens providing usable all year round space
- Garage conversion providing studio apartment/ work from home space
- Gas central heating
- Double glazed windows
- Ground floor guest cloakroom
- Off street parking to front
- The property is within approximately 2 to 3 miles radius of Brent Cross shopping complex with the newly opened Brent Cross West Station being within a maximum of a mile radius of the property having overground trains into Kings Cross in approximately 20 minutes.
- Gross internal floor area of 1,445 sq ft (134 sq m) approximately

PRICE:£950,000.....FREEHOLD

DOLLIS HILL LANE, LONDON, NW2 6HY (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Wood flooring. Window to side wall.

Guest Cloakroom: Low level WC. Wash hand basin with cupboard below. Ceramic tiled flooring and walls.

Through Lounge (front): 17'5" x 12'7" (5.30m x 3.84m). Double glazed bay window with shutter blinds and magnificent views over Gladstone Park. Feature usable fireplace. Wood flooring. Open plan with:-

Dining Room (rear): 13'9" x 11'1" (4.18m x 3.38m). Wood flooring. Double glazed French doors to:

Recreational Area: With double glazed Velux windows to roof and with downlights to ceiling with blinds, firepit inset into floor. Sink unit. Built-in cupboards. Door to side entrance and door to garage conversion providing:

Studio flat/work from home area: Ensuite shower room with shower cubicle, wash hand basin and WC. Tiling to walls and floor. Plumbed for washing machine and space for dryer.

Kitchen: 10'1" x 8'8" (3.07m x 2.63m). Stainless steel sink unit with mixer tap. Plumbed for dishwasher. Fitted wall mounted cabinets and matching base cabinets with work surfaces above. Ceramic tiled flooring. Built-in four ring gas hob with separate wok burner, extractor hood above hob with double oven below. Fully tiled walls.

First Floor:

Bedroom 1 (front): 18'0" x 12'8" (5.46m x 3.85m). Double glazed bay window with shutter blinds and magnificent views over Gladstone Park. Built-in wardrobes. Downlights to ceiling.

Bedroom 2 (rear): 13'9" x 10'6" (4.18m x 3.21m). Double glazed window. Built-in wardrobes. Feature fireplace.

Bedroom 3 (rear): 9'7" x 9'0" (2.91m x 2.74m). Double glazed window. Built-in cupboard with megaflo hot water tank.

Bathroom/WC: 8'5" x 6'9" (2.57m x 2.06m). Fully ceramic tiled walls and flooring. Panelled bath. Vanity wash hand basin. Low level WC. Heated towel rail. Downlights to ceiling. Double glazed oriel window.

Landing: Hatch to loft space (not inspected). Window to side wall.

External features: Off street parking to front of property for at least one or two vehicles and additional parking in shared drive to side of house. Rear garden with raised patio, lawn and brick built outbuilding.

PRICE: £950,000 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 6HY (CONTINUED)



DOLLIS HILL LANE, LONDON, NW2 6HY (CONTINUED)

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LONDON NW2**



GROUND FLOOR

FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1445.48 SQ. FT / 134.29 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE OUTBUILDING 1669.05 SQ. FT / 155.06 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".