

GLADSTONE PARK GARDENS, DOLLIS HILL, NW2 6JY



EPC Rating:

We are delighted to be able to bring to the market this extended beautifully presented semi-detached house which a buyer must see internally to appreciate the condition and size of the property. The house is within a few hundred yards of local bus services and shops at the Edgware Road (A5) and is within approximately ten minutes walk of the shortly to be opened Brent Cross West Station (with overground trains into central London within 15 minutes). Brent Cross shopping complex is approximately 2 miles radius. Benefits include:-

- Five Bedrooms
- Two bathrooms
- Ground floor guest cloakroom
- Open plan area to the rear of the property providing a fabulous family area whilst retaining a separate lounge to the front of the house
- Gas central heating
- Double glazed windows
- Side access
- Alarm system
- Chain free sale
- This house affords ready to move into accommodation
- Gross internal floor area of 1,714 sq ft (159 sq m) approximately

PRICE: £899,950.....FREEHOLD

GLADSTONE PARK GARDENS, LONDON, NW2 6JY (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Wood flooring. Understairs cupboard.

Guest Cloakroom: With WC, wash hand basin and heated towel rail. Ceramic tiling to floor and walls.

Lounge (front): 15'7" x 12'11" (4.8m x 3.9m). Double glazed bay window. Feature fireplace. Wood flooring. Ceiling cornice.

Kitchen/Dining Room: 19'9" x 18'7" (6.0m x 5.7m). Fitted with a range of eye level wall mounted high gloss finish white cabinets and matching base cabinets with work surfaces above and tiled surrounds. Centre island unit with breakfast bar, cupboards below and built-in electric five ring hob with extractor hob and split level double oven. Bi-folding doors to rear garden. Tiled flooring to kitchen area. Downlights to ceiling. Wood flooring to dining area.

First Floor:

Bedroom 1 (front): 13'2" x 13'1" (4.0m x 4.0m). Double glazed bay window. Wood flooring.

Bedroom 2 (rear): 13'0" x 10'11" (4.0m x 3.3m). Double glazed window. Wood flooring. Built-in wardrobes.

Bedroom 3 (rear): 9'7" x 8'9" (2.9m x 2.7m). Double glazed window. Wood flooring.

Bathroom/WC: 8'5" x 6'6" (2.6m x 2.0m). Panelled bath with rain shower above, separate hand shower and shower screen. Low level WC. Vanity wash hand basin with drawers below. Fully ceramic tiling to floor and walls. Heated towel rail.

Second Floor (loft conversion):

Bedroom 4 (front): 19'9" x 10'8" (6.0m x 3.3m). Wood flooring. Under eaves storage area. Downlights to ceiling.

Bedroom 5 (rear): 12'11" x 9'11" (3.9m x 3.0m). Double glazed dormer window to rear. Built-in wardrobes. Wood flooring. Downlights to ceiling.

Shower Room/WC: With ceramic tiling to floor and walls. Heated towel rail. Walk-in double width shower cubicle. Low level WC. Vanity wash hand basin with drawers below. Tiled flooring and walls.

External features: Side pedestrian access. Front and rear gardens, the rear garden having a paved patio and garden shed.

PRICE: £899,950 FREEHOLD

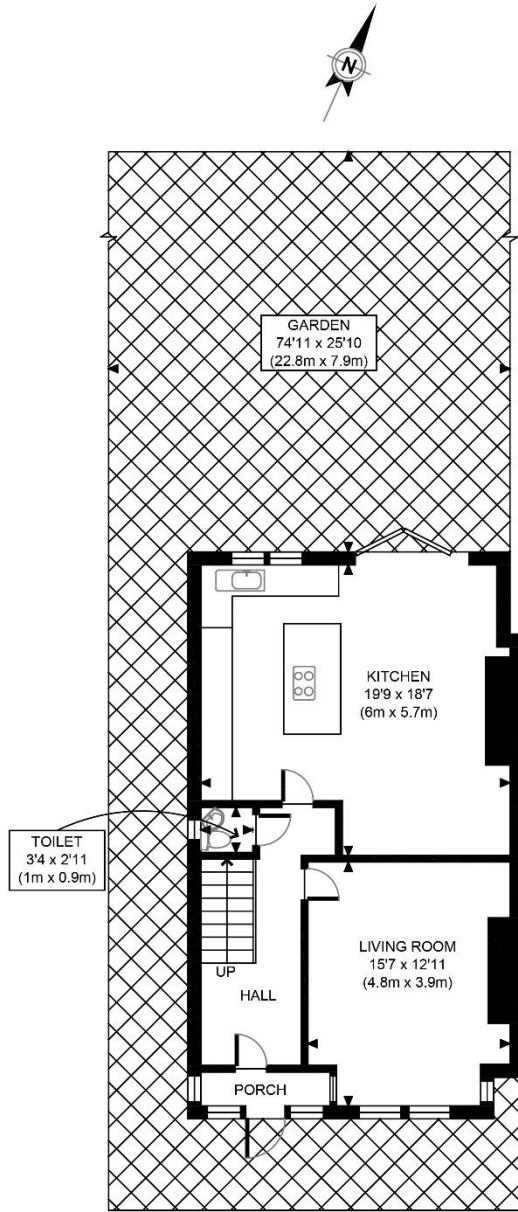
VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' AGENTS, HOOPERS, AS ABOVE.

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.

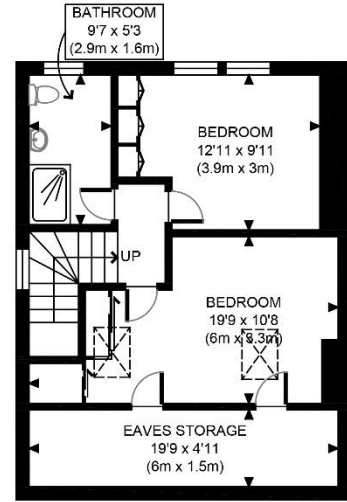
GLADSTONE PARK GARDENS, LONDON, NW2 6JY (CONTINUED)



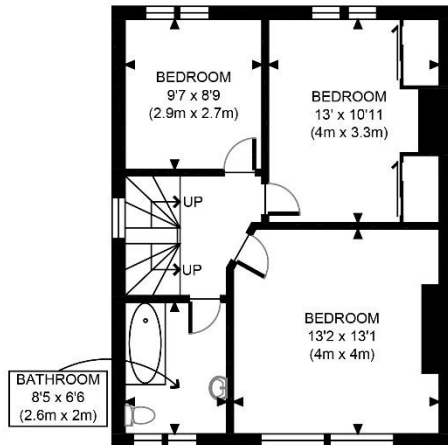
GLADSTONE PARK GARDENS, LONDON, NW2 6JY (CONTINUED)



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 674 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA WITH EAVES 508 SQ FT
FLOOR AREA WITHOUT EAVES 403 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 532 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE 1714 SQ FT / 159 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE 1609 SQ FT / 149 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

Gladstone Park	
date	22/02/23
photoplan	