

## DOLLIS HILL LANE, LONDON, NW2 6JH



EPC Rating: D

We are privileged to bring to the market this magnificent beautifully presented extended semi-detached house offering just about everything anyone could want in a quality property in Dollis Hill.

Benefits include:-

- South facing 60' rear garden
- Loft conversion providing principal bedroom and ensuite shower room/WC
- Three good sized bedrooms to first floor
- Granny annexe to side of property comprising a Studio flat
- Spacious open plan kitchen/rear reception room
- Gas central heating
- Double glazed windows
- Off street parking
- Ground floor guest cloakroom
- The property is situated within a few yards of the magnificent 80 acres of Gladstone Park and is within ten minutes walk approximately of Neasden (Jubilee line) Tube Station
- Local shops can be found within a few hundred yards at Neasden with more extensive shops being found at Brent Cross Shopping centre within a two mile radius approximately
- Gross internal floor area of 1,728 sq ft (161 sq m) approximately

**PRICE: .....£875,000.....FREEHOLD**

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

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Wood flooring. Understairs cupboard.

**Guest Cloakroom:** Low level WC and wash hand basin. Fully tiled walls and flooring.

**Lounge (front):** 16'6" x 12'10" (5.04m x 3.91m). Feature fireplace. Double glazed bay window.

**Kitchen/Diner:** 12'10" x 11'2" (3.91m x 3.40m) x 12'8" x 7'7" (3.86m x 2.30m). With underfloor heating and double glazed patio door to rear garden. Fitted kitchen with eye level wall mounted white high gloss cabinets and matching base cabinets with stone worktops above and tiled surrounds. Double glazed window overlooking rear garden. Built-in gas hob with extractor hood above and integrated double oven. Plumbing for washing machine. Space for fridge/freezer. Sink unit. Downlights to ceiling.

**Granny Annexe:**

**Room:** 33'0" x 6'9" (10.05m x 2.05m). Wood flooring. Double aspect double glazed windows and double glazed door to rear garden. Velux windows to roof.

**Shower Room/WC:** Shower cubicle. Wash hand basin with mixer tap. Tiled flooring. Fully tiled walls. Low level WC.

**First Floor:**

**Bedroom 1 (front):** 17'0" x 12'10" (5.15m x 3.91m). Double glazed bay window. Built-in wardrobes/drawer units to two walls.

**Bedroom 2 (rear):** 13'0" x 11'2" (3.94m x 3.40m). Double glazed window overlooking rear garden. Wood flooring.

**Bedroom 3 (rear):** 13'0" x 7'9" (3.96m x 2.37m). Wood flooring. Walk-in cupboard. Double glazed window overlooking rear garden.

**Landing:** Built-in cupboard.

**Bathroom/WC:** 7'10" x 6'1" (2.40m x 1.86m). Low level WC. Vanity wash hand basin with mixer tap. Panelled bath with mixer tap and shower above and shower screen. Tiled flooring and tiled walls. Heated towel rail.

**Second Floor: (Loft conversion):**

**Bedroom 4:** 20'6" x 12'9" (6.26m x 3.88m). Wood flooring. Velux windows to front roof slope. Under eaves storage cupboard. Dormer window to rear. Door to:-

**Ensuite Shower Room/WC:** Corner shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Tiling to floor and walls. Double glazed window.

**External features:** Off street parking to front for two vehicles. Front and rear gardens, the rear garden having a southerly aspect with paved patio, lawn and outbuilding with electricity supply providing storage facilities.

**Council Tax:** Band E.

**PRICE:**

**£875,000**

**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 6JH (CONTINUED)**

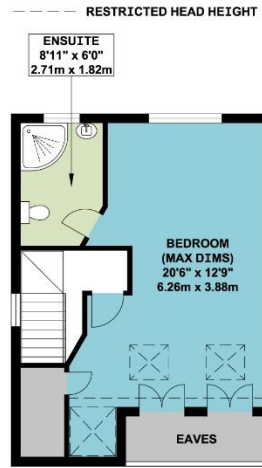


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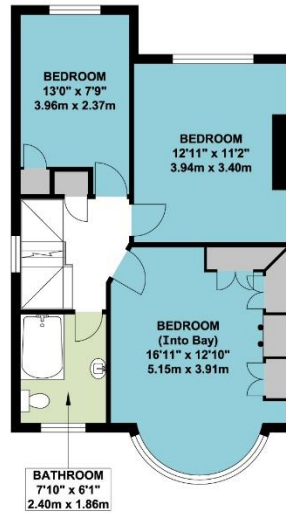
DOLLIS HILL LANE  
LONDON NW2



**GROUND FLOOR**



**SECOND FLOOR**



**FIRST FLOOR**

APPROX. GROSS INTERNAL FLOOR AREA 1728.46 SQ. FT / 160.58 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".