

## **PARK SIDE, DOLLIS HILL, LONDON, NW2 6RJ**



EPC Rating: D

A very rare opportunity for a potential buyer to purchase this detached corner house situated at the junction of Dollis Hill Avenue and Park Side. Houses in Park Side rarely come on the market for sale as it is one of the most sought after roads to live in Dollis Hill and this particular property is offered for sale chain free. Benefits include:-

- Gas central heating
- Double glazed windows
- Panoramic open views from the front of the house over Gladstone Park
- Garage to rear of property (approached via its own drive-in for additional parking)
- Carriage driveway to the front of the property providing additional parking for approximately 2 to 3 vehicles
- Sought after catchment area for 3 local schools
- Chain free sale
- Detached house
- Gross internal floor area of 1145 sq ft (106 sq m) approximately
- Close proximity to Willesden Green (Zone 2 Jubilee Line) Station
- Brent Cross West Station (scheduled to open in 2023) will be within 2 miles maximum radius and Brent Cross Shopping complex is a maximum of 3 miles radius

**PRICE: ..... £975,000.....FREEHOLD**

**PARK SIDE, DOLLIS HILL, LONDON NW2 6RJ (Continued)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Built-in cupboards. Wood laminated flooring.

**Lounge (front):** 14'11" x 13'9" (4.54m x 4.18m) Double glazed bay window with view over Gladstone Park. Feature fireplace. Wood laminate flooring.

**Dining Room:** 14'7" x 13'11" (4.44m x 4.25m). Double glazed bay window. Door to garden.

**Kitchen:** 12'10" x 8'5" (3.91m x 2.56m). Built-in wall cupboards and matching base cabinets with work surfaces above. Double glazed door to garden. Stainless steel sink unit with mixer tap. Built-in gas hob with split level oven. Plumbing for dishwasher. Folding doors to dining room (currently not used).

**First Floor:**

**Bedroom 1 (front):** 15'0" x 13'8" (4.56m x 4.16m). Double glazed bay window. View over parkland. Built-in wardrobes to one wall.

**Bedroom 2 (rear):** 14'7" x 10'10" (4.44m x 3.29m). Double aspect double glazed windows.

**Bedroom 3 (rear):** 8'4" x 8'4" (2.55m x 2.55m). Built-in wardrobe. Double glazed window.

**Bathroom/WC:** Low level WC. Vanity wash hand basin with mixer tap. Panelled bath with shower above. Fully tiled walls. Double glazed window. Recess area with plumbing and space for washing machine and dryer.

**Landing:** Double glazed window. Hatch to loft space (not inspected).

**External Features:** Carriage driveway to front of property providing parking for two to three vehicles. Garage to rear of property approached via its own drive-in for additional parking. Rear garden with lawn and shrub borders.

**PRICE: ..... £975,000.....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.



**PARK SIDE, DOLLIS HILL, LONDON, NW2 6RJ (Continued)**



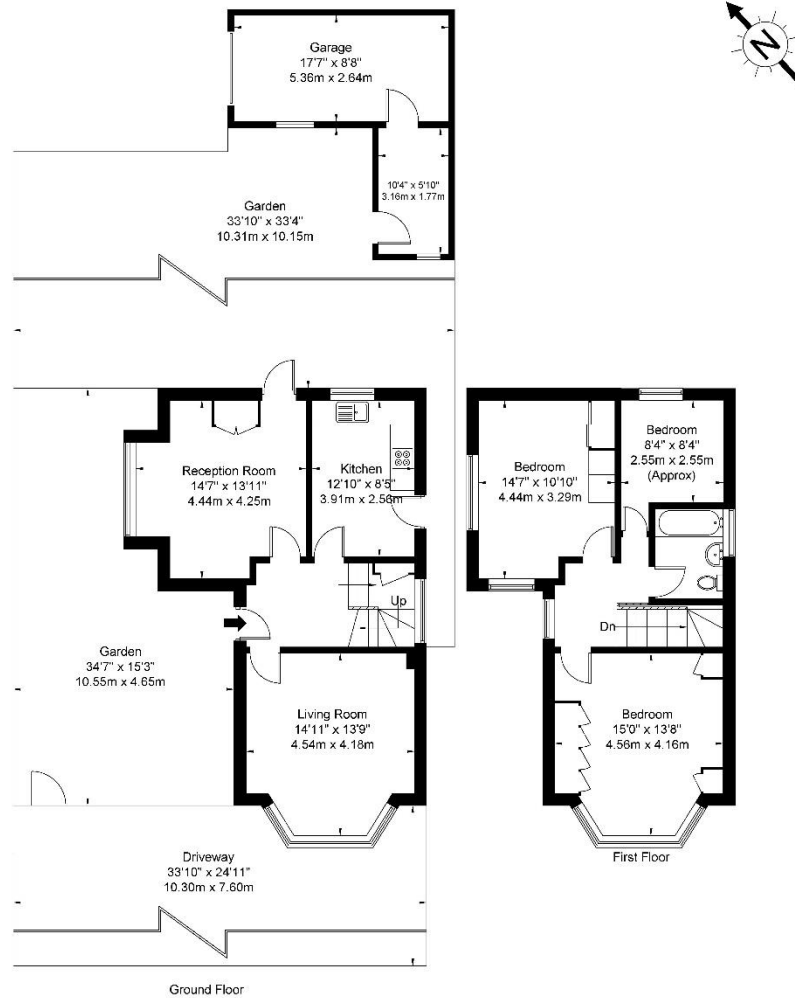
**PARK SIDE, DOLLIS HILL, LONDON, NW2 6RJ (Continued)**

## Park Side NW2 6RJ

Approx. Gross Internal Area = 106.4 sq m / 1145 sq ft

Garage = 19.9 sq m / 214 sq ft

Total = 126.3 sq m / 1359 sq ft



Ref

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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