

DOLLIS HILL LANE, LONDON, NW2 6HS



EPC Rating: D

A rare opportunity to purchase this extended larger type semi-detached house in this desirable street and this property is offered for sale chain free, currently rented out as an HMO. Benefits include:-

- 5/6 bedrooms
- Studio flat
- Double glazed windows
- Gas central heating
- South facing rear garden
- Off street parking
- Garage with own drive-in.
- Loft room with en suite.
- Chain free sale
- The property is located close to Brent Cross West Station and the magnificent 80 acres of Gladstone Park are within a few hundred yards
- Gross internal floor area of 2,052sq ft (190 sq m) approximately
- Brent Cross shopping complex is under a mile away approximately.

PRICE:£975,000.....FREEHOLD

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

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboard.

Guest Cloakroom: With WC and wash hand basin. Panelled bath with mixer tap.

Reception room (front): 14'2" x 13'9" (4.32m x 4.20m). Double glazed bay window to front room. Folding glazed doors dividing the two rooms allowing separate rooms or one open living room. Double glazed patio doors to rear garden.

Study: 10'11" x 9'9" (3.32m x 2.97m)

Dining room (extension): 13'11" x 10'8" (4.24m x 3.26m). Wood flooring. Double glazed window and door to garden.

Bedroom/office (extension): 13'3" x 7'5" (4.03m x 2.26m)

Storeroom: 8'8" x 7'11" (2.63m x 2.41m)

Kitchen (Extension): 17'3" x 9'8" (5.25m x 2.94m). Built-in wall and base cupboards. Fully tiled walls and flooring. Three built-in gas hobs with oven below and extractor hood above hob. Double glazed door to rear garden. Stainless steel sink units. Plumbing for washing machine and dishwasher.

First Floor:

Bedroom 1 (front): 14'7" x 13'5" (4.45m x 4.08m). Double glazed bay window. Built-in wardrobes

Bedroom 2 (rear): 13'6" x 11'2" (4.12m x 3.40m). Built-in wardrobes. Double glazed window.

Bedroom 3 (rear): 9'0" x 8'11" (2.74m x 2.72m). Double glazed window.

Bedroom 4 (extension): 16'2" x 7'7" (4.92m x 2.30m). Double glazed window.

Shower room: 5'3" x 4'3" (1.60m x 2.30m) Shower cubicle. Low flush WC. Wash hand basin. Double glazed window.

Bathroom/WC: 6'7" x 4'11" (2.01m x 1.50m). Shower cubicle. Low flush WC. Wash hand basin. Double glazed window.

Second Floor:

Bedroom 5 (Studio flat): 15'0" x 14'5" (4.58m x 4.40m) Double glazed window to rear. Kitchenet. Leading to:-

En-Suite Shower Room: 6'11" x 5'1" (2.10m x 4.40m) Shower cubicle. Low flush WC. Wash hand basin.

Garden: 73' approximate large south facing, two tier garden, mainly laid to lawn with storage shed.

External features: Garage to side of property approached via its own drive-in.

PRICE:

£975,000

FREEHOLD

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

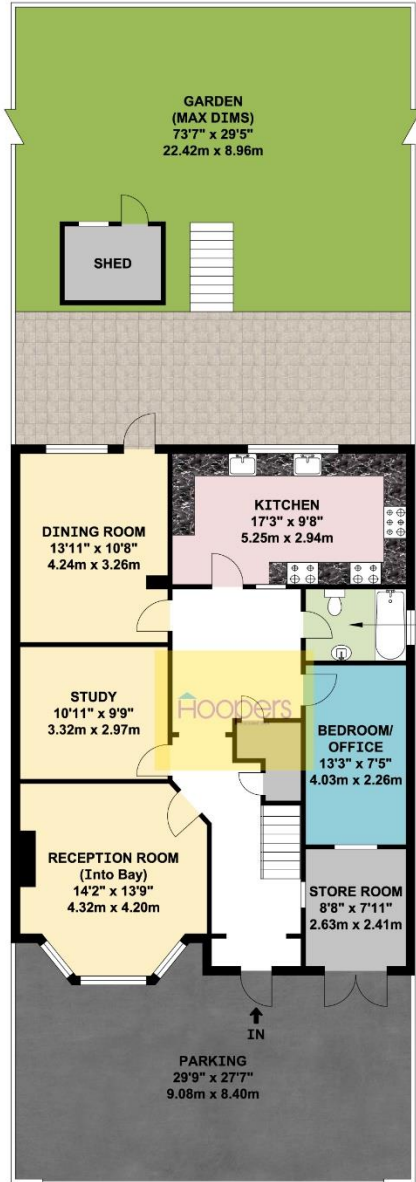
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot 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.

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



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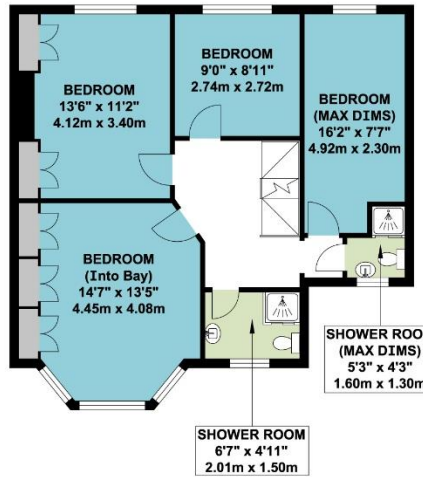
DOLLIS HILL LANE
LONDON NW2



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 2052.03 SQ. FT / 190.64 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".