

## **DOLLIS HILL AVENUE, LONDON, NW2 6QT**



EPC Rating: C

Discover this beautifully presented semi-detached house offering a substantial 1,860 sq ft of living space. Having been skilfully refurbished and extended in recent years it provides stunning family accommodation that truly must be seen to be appreciated.

The property boasts an excellent location, just moments from the magnificent 80 acres of Gladstone Park, known for its community events and organised runs. Commuting is convenient with the recently opened Brent Cross West Station nearby, offering fast Overground trains to Kings Cross (approx. 15 mins) and Farringdon (approx. 20 mins).

Situated on Dollis Hill Avenue, a lovely residential road parallel to Dollis Hill Lane, the house is well served by local schools including the highly rated Our Lady of Grace Infant and Junior Schools. Additionally, Brent Cross shopping complex is within easy reach (approx. 2 miles). An internal viewing is highly recommended.

- Gas central heating with underfloor heating to ground floor
- Fabulous family room to rear incorporating original reception room, kitchen and a 6m rear extension with bi-folding doors leading to south facing rear garden
- Ground floor guest cloakroom
- Utility room
- Air conditioning to most rooms
- Gross internal floor area of 1,860 sq ft (173 sq m) approximately
- Four good sized bedrooms with principal bedroom to the loft having an ensuite shower room/WC and Juliet balcony
- South facing rear garden with raised terrace so that when the bi-folding doors from the family area are opened the terrace becomes an extension of the family room with matching floor tiles.

**PRICE: ..... £899,950.....FREEHOLD**

## **DOLLIS HILL AVENUE, LONDON, NW2 6QT (CONTINUED)**

The accommodation is arranged as follows:

### **Ground Floor:**

**Entrance Hall:** Wood flooring. Built-in cloaks cupboard with mirror fronted doors.

**Guest Cloakroom:** Low level WC and wash hand basin with mixer tap. Downlights to ceiling. Heated towel rail. Tiled flooring.

**Lounge (front):** 14'8" x 13'7" (4.46m x 4.14m). Wood flooring. Double glazed bay window. Built-in cupboards to chimney breast recesses.

**Utility Room:** 7'1" x 6'10" (2.16m x 2.08m). Stainless steel sink unit. Plumbing for washing machine. Tiled flooring with underfloor heating. Built-in cupboards and worktops.

**Family Room:** 26'9" x 21'9" (8.16m x 6.62m). (A MUST SEE AREA). Fitted with a centre island unit with Terrazzo worktops, integrated dishwasher and storage facilities. Single drainer sink unit with storage below and mixer tap with filter for drinking water. Main kitchen area with built-in matching wall cupboards and base cupboards with Terrazzo worktops above. Induction hob with extractor hood above and split level double oven. Tiled surrounds to worktops. Roof windows. Air conditioning unit. Bi-folding doors to rear garden with matching floor tiling to raised external patio and family area providing a continuous through flow of space when the bi-folding doors are opened.

### **First Floor:**

**Bedroom 2 (front):** 14'1" x 13'5" (4.29m x 4.09m). Double glazed bay window. Built-in mirror fronted wardrobes.

**Bedroom 3 (rear):** 12'6" x 11'8" (3.80m x 3.55m). Wood flooring. Double glazed window. Air conditioning unit.

**Bedroom 4 (rear):** 9'5" x 7'8" (2.87m x 2.33m). Double glazed window. Air conditioning unit.

**Family Bathroom/WC:** 7'3" x 5'7" (2.20m x 1.70m). Panelled bath with mixer tap, hand shower above and shower screen. Low level WC. Wash hand basin with mixer tap and drawers below. Downlights to ceiling. Non-slip flooring. Part tiles walls.

### **Second floor (loft conversion):**

**Principal Bedroom 1:** 19'8" x 17'10". South facing Juliet balcony with sliding patio doors. Mirror fronted wardrobes. Eaves storage cupboards. Air conditioning unit. Door to:

**Ensuite Shower Room/WC:** 7'7" x 7'3" (2.31m x 2.20m). Overhead rain shower and separate hand shower. Low level WC. Wash hand basin with mixer tap and drawers below. Tiled flooring and walls.

**External Features:** Front and rear gardens, the rear garden having a southerly aspect and measuring 28' in length with raised patio with steps down to lawn and garden shed.

**Council Tax:** Band E.

**PRICE: £899,950 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 AVENUE, LONDON, NW2 6QT (CONTINUED)**

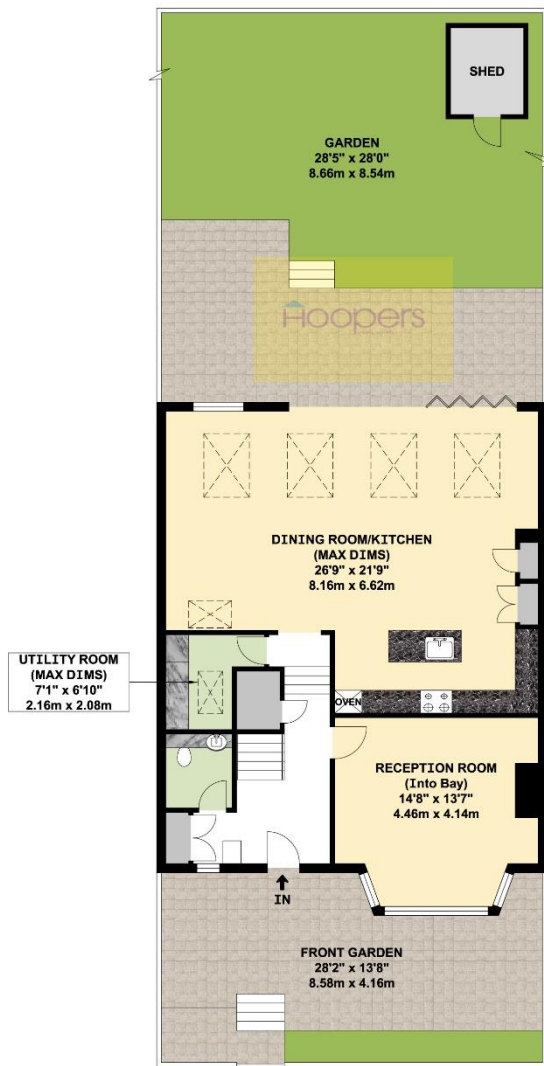


# DOLLIS HILL AVENUE, LONDON, NW2 6QT (CONTINUED)

DOLLIS HILL AVENUE  
LONDON NW2



----- RESTRICTED HEAD HEIGHT



**GROUND FLOOR**



**SECOND FLOOR**



**FIRST FLOOR**

APPROX. GROSS INTERNAL FLOOR AREA 1859.89 SQ. FT / 172.79 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".