

## **GLADSTONE PARK GARDENS, DOLLIS HILL, NW2 6RL**



### **EPC Rating:**

We are pleased to be able to offer for sale this spacious semi-detached 1930's built house which is on the market for the first time in over 50 years and the property is situated towards the Gladstone Park end of the road and is therefore within a few hundred yards of the magnificent 80 acres of Gladstone Park.

The property is offered for sale chain free and viewing is highly recommended.

- Gas central heating
- Double glazed windows
- Ground floor guest cloakroom
- Ground floor rear extension providing kitchen/diner and breakfast room (former kitchen)
- Alarm system
- Garage to rear of property approached via a shared drive-in (accessed from Gladstone Park Gardens)
- South facing rear garden overlooking playing fields
- The property is situated within a few hundred yards of Brent Cross West Station with trains into Paddington and Farringdon in approximately 15 and 20 minutes respectively
- Brent Cross Shopping complex is approximately 2 to 3 miles maximum radius
- Gross internal floor area of 1,216 sq ft (113 sq m) approximately

**PRICE: .....£750,000.....FREEHOLD**

## **GLADSTONE PARK GARDENS, LONDON, NW2 6RL (CONTINUED)**

The accommodation is arranged as follows:

### **Ground Floor:**

**Entrance Hall:** Understairs cupboard.

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

**Through Lounge:** 28'0" x 13'9" (8.53m x 4.19m). Double glazed bay window to front. Double glazed patio doors from rear room to extension.

**Kitchen/Diner:** 15'0" x 7'5" (4.56m x 2.26m). Fitted with a range of eye level wall mounted cabinets and matching base cabinets with work surfaces above and tiled surrounds. Stainless steel sink unit with mixer tap. Integrated dishwasher. Space for fridge/freezer. Built-in cooking range with 5 gas rings with extractor hood above oven.

**Breakfast Room:** 10'1" x 9'1" (3.07m x 2.77m). Double glazed window to side wall. Wood flooring.

### **First Floor:**

**Bedroom 1 (front):** 14'5" x 13'8" (4.40m x 4.17m). Double glazed bay window. Built-in wardrobes.

**Bedroom 2 (rear):** 13'5" x 11'2" (4.10m x 3.40m). Built-in wardrobes. Double glazed window. View over playing fields.

**Bedroom 3 (rear):** 9'0" x 9'0" (2.75m x 2.75m). Double glazed window. Built-in wardrobes. View over playing fields.

**Landing:** Hatch to loft space (not inspected). Window to side wall.

**Bathroom/WC:** 7'10" x 6'5" (2.40m x 1.95m). Panelled bath with mixer tap and hand shower. Separate shower cubicle. Low level WC. Vanity wash hand basin with drawers and cupboards below. Fully ceramic tiled walls and flooring. Double glazed window.

**External features:** Rear garden measuring some 62' in length. Semi-detached garage to rear of property with electricity supply approached via a shared drive (accessed from Gladstone Park Gardens). Off street parking to front of property for one vehicle.

**Council Tax:** Band E.

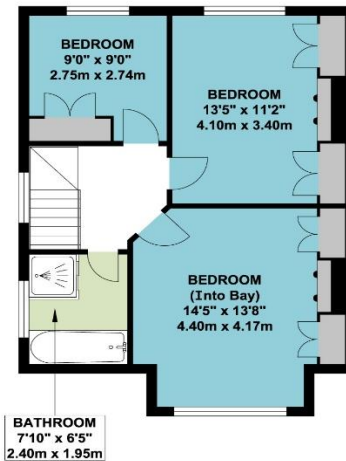
<b><u>PRICE:</u></b>	<b><u>£750,000</u></b>	<b><u>FREEHOLD</u></b>
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**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.**

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.



**GLADSTONE PARK GARDENS, LONDON, NW2 6RL (CONTINUED)**

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LONDON NW2****GROUND FLOOR****FIRST FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 1215.99 SQ. FT / 112.97 SQ. M**

**APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE GARAGE 1375.41 SQ. FT / 127.78 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".