

DOLLIS HILL LANE, LONDON, NW2 6JA



EPC Rating: E

We are privileged to bring to the market for the first time in 39 years this unique 1860's built listed building and situated on a huge corner plot at the junction of Dollis Hill Lane with Orchard Close.

The property has been extensively extended over the years and provides an excellent opportunity for a buyer to enjoy a unique accommodation.

The property has a large garden to the side of the house and could potentially be separated from the house to build another house (STPP).

The property is located directly opposite the magnificent 80 acres of Gladstone Park with open views over the park from the front of the property.

- Original features
- Three bedrooms (one on ground floor with ensuite shower room)
- Outhouse
- Large garden some 104' in length
- Two reception rooms
- Kitchen
- Bathroom
- Gross internal floor area of 1,041 sq ft (97 sq m) approximately

PRICE: £1,000,000.....FREEHOLD

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

The accommodation is arranged as follows:

Ground Floor:

Lounge Hall: Wood flooring. Understairs cupboard.

Reception Room (front): (Could be used as a bedroom) 12'5" x 12'0" (3.8m x 3.7m). Wood flooring. Feature fireplace. Bay window to front. Door to:

Shower Room: 5'4" x 4'1" (1.6m x 1.2m). Laminate flooring and tiled walls. Shower cubicle. Low level WC. Wash hand basin. Two windows to side and front.

Reception/Dining Room (rear): 18'0" x 10'3" (5.5m x 3.1m). Laminate flooring. Two windows with French doors to side. Feature fireplace. Open plan with:

Kitchen: 14'8" x 6'5" (4.5m x 2.0m). Fitted with a range of wall mounted cabinets and matching base cabinets, with work surfaces above. Stainless steel sink unit with mixer tap. Double glazed window to rear. Plumbing for washing machine and dishwasher. Gas hob with extractor fan above. Free stand double oven.

First Floor:

Hall: Stripped polished original flooring. Storage cupboard. Door leading to large roof terrace.

Bedroom 1 (front): 12'5" x 9'5" (3.8m x 2.9m). Wood flooring. Feature fireplace. Built-in storage cupboard with immersion heater. Window to front.

Bedroom 2 (rear): 12'0" x 7'5" (3.7m x 2.3m). Double glazed window to side. Stripped original floorboards. Built-in storage cupboard.

Bathroom/WC: 7'2" x 6'8" (2.2m x 2.0m). Tiled walls. Bath with mixer tap and shower attachment. Low level WC. Pedestal wash hand basin. Extractor fan.

Roof Terrace: 17'10" x 17'9" (5.4m x 5.4m).

External Features: Large garden to side and rear with a blend of lawn astroturf and patio areas with suntrap areas. The large wrap round garden could be separated from the property to build another house (STPP). Original 1800's water well. Fishpond and summer house to rear. Footbridge leading from rear garden to roof terrace. Side entrance to rear garden from Orchard Close.

Summer House: 12'10" x 8'11" (3.9m x 2.7m). Double French doors on entrance. Windows to front.

Open Plan Lounge/Kitchen: 16' x 7'4" (4.9m x 2.2m). Electric heating. ***Kitchen Area:*** Laminate flooring. Large window to side. Base cupboards. Stainless steel sink unit with mixer tap. Plumbing for washing machine. Door to:

Bedroom: 13'3" x 7'10" (4.0m x 2.4m). Window to side. Electric heating.

Ensuite: Shower cubicle. Low level WC. Pedestal wash hand basin. Window to side.

Council Tax: Band E.

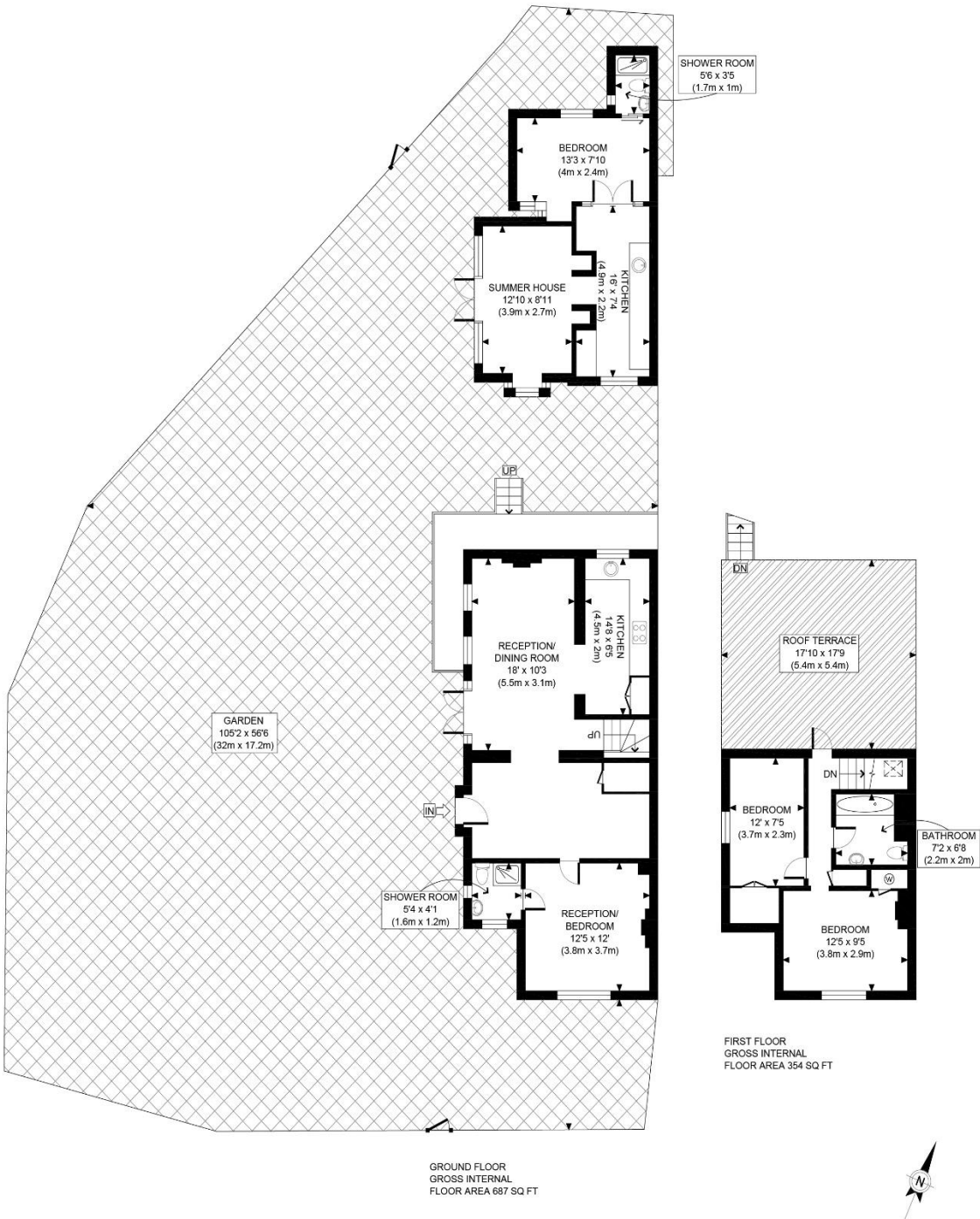
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VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

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.

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

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APPROX. GROSS INTERNAL FLOOR AREA WITH OUTHOUSE 1425 SQ FT / 132 SQM APPROX. GROSS INTERNAL FLOOR AREA WITHOUT OUTHOUSE 1041 SQ FT / 97 SQM Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	Dollis Hill Lane	
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