

## **VINCENT GARDENS, DOLLIS HILL, LONDON, NW2 7RH**



EPC Rating: D

We are pleased to be able to bring to the market this extended fabulous semi-detached house offering spacious family accommodation and viewing is recommended to appreciate the size of the property and in particular the 150' approximate rear garden.

The property is situated in a desirable residential street between Randall Avenue and Tanfield Avenue.

Benefits include:-

- Gas central heating
- Double glazed windows
- Garage to rear of property (approached via a shared drive-in accessed from Vincent Gardens)
- 150' approximate garden with outbuilding to rear
- Loft conversion providing bedroom and ensuite shower room
- Two bathrooms to first floor, one ensuite to the rear bedroom
- Gross internal floor area of 1,637 sq ft (152 sq m) approximately
- Ground floor rear extension providing spacious kitchen/breakfast room
- The property is located within a few yards of local bus services with the nearest shops being locally at Neasden or Brent Cross shopping complex (approximately 2 miles radius)
- The nearest Stations are Neasden or Dollis Hill (Jubilee Line)

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

**VINCENT GARDENS, LONDON, NW2 7RH (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Tiled flooring. Built-in cupboards. Additional shelved cupboard.

**Guest Cloakroom:** Wash hand basin and low level WC.

**Lounge (front):** 16'9" x 13'1" (5.11m x 3.98m). Double glazed bay window. Wood flooring. Feature fireplace.

**Dining Room (rear):** 13'11" x 10'11" (4.23m x 3.34m). Wood flooring. Bi-folding doors to:

**Kitchen/Diner Extension:** 18'1" x 8'10" (5.51m x 2.70m) x 7'8" x 6'4" (2.34m x 1.93m). Tiled flooring. Velux windows to pitched roof. Built-in electric hob with extractor hood above and split level double oven. Plumbed for washing machine and dishwasher. Space for fridge/freezer. Sink unit. Double glazed patio doors to rear garden.

**First Floor:**

**Bedroom 3 (rear):** 13'11" x 11'3" (4.23m x 3.44m). Built-in mirror fronted wardrobes. Double glazed bay window. Wood flooring. Door to:

**Ensuite Shower Room/WC:** Wash hand basin, low level WC and shower cubicle. Tiling to floor and walls. Heated towel rail.

**Bedroom 2 (front):** 17'2" x 12'2" (5.22m x 3.70m). Double glazed bay window. Wood flooring.

**Bedroom 4 (front):** 8'11" x 6'9" (2.73m x 2.05m). Double glazed window. Wood flooring.

**Bathroom/WC:** 8'11" x 7'11" (2.71m x 2.41m). Tiled flooring and fully tiled walls. Shower cubicle with massage function. Panelled bath with mixer tap. Low level WC with concealed cistern. Pedestal wash hand basin with mixer tap. Double glazed window. Heated towel rail.

**Second Floor (loft conversion):**

**Bedroom 1:** 20'5" x 17'9" (6.22m x 5.41m). Wood flooring. Under eaves storage. Velux windows to front roof slope. Dormer window to rear. Downlights to ceiling. Door to:

**Ensuite Shower Room/WC:** Shower cubicle, low level WC with concealed cistern and wash hand basin with mixer tap. Tiling to floor and walls. Heated towel rail. Double glazed window.

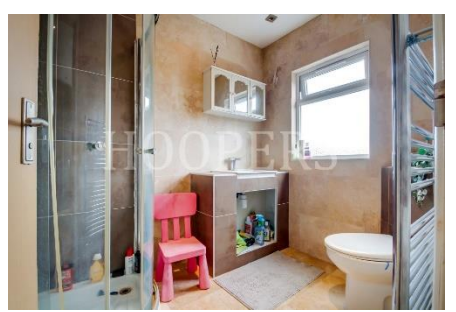
**External Features:** Detached garage to rear of property (approached via a driveway from Vincent Gardens). Rear garden some 150' approximately in length having a decking area, paved patio, lawn and outbuilding with electricity supply.

**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.

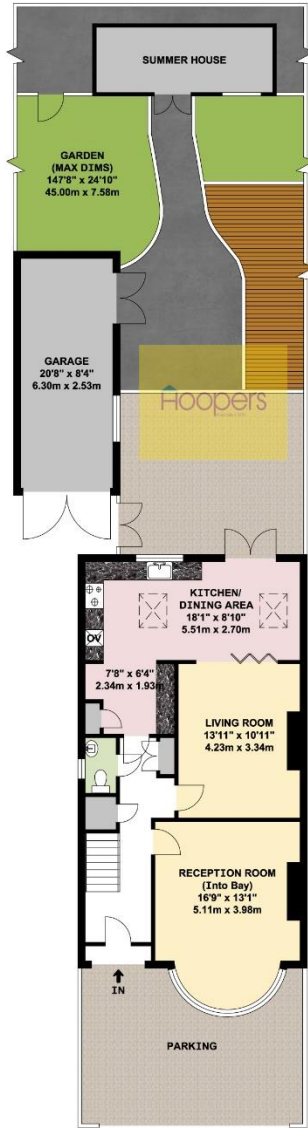
**VINCENT GARDENS, LONDON, NW2 7RH**





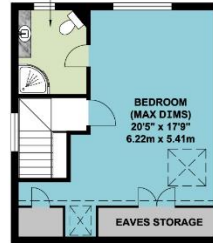
**VINCENT GARDENS, LONDON, NW2 7RH (CONTINUED)**

**VINCENT GARDENS  
LONDON NW2**



--- RESTRICTED HEAD HEIGHT

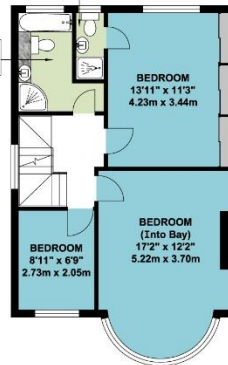
SHOWER ROOM  
7'7" x 5'9"  
2.31M x 1.74M



**SECOND FLOOR**

SHOWER ROOM  
6'0" x 2'6"  
1.83M x 0.77M

BATHROOM  
8'11" x 7'11"  
2.71m x 2.41m



**GROUND FLOOR**

**FIRST FLOOR**

APPROX. GROSS INTERNAL FLOOR AREA 1637.72 SQ. FT / 152.15 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".