

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



EPC Rating: D

We are delighted to bring to the market this spacious purpose built 4 bedroom semi-detached house offering larger than average accommodation for the road.

The property does need refurbishment throughout but this house is larger than average for the area and provides good sized family accommodation. Benefits include:-

- Four bedrooms
- 3 Reception rooms
- Ground floor guest cloakroom
- Shared drive to side of property
- Front and rear gardens
- Chain free sale
- Gross internal floor area of 1,544 sq ft (143 sq m) approximately
- The property is situated within a few yards of Edgware Road multiple bus services and local shopping facilities with Brent Cross Shopping complex being approximately 2 miles radius
- Brent Cross West Station is approximately ten minutes walk with overground trains into central London in approximately 15 minutes

**PRICE: ..... £725,000.....FREEHOLD**

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

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Understairs cupboard.

**Lounge (front):** 14'4" x 13'10" (4.36m x 4.22m). Feature fireplace.

**Reception Room 2 (middle):** 13'3" x 12'6" (4.03m x 3.80m). Feature fireplace.

**Reception Room 3 (rear):** 11'1" x 9'9" (3.37m x 2.97m). Door to garden.

**Dining Room Extension (rear):** 11'11" x 8'11" (3.64m x 2.73m).

**Kitchen:** 9'3" x 9'0" (2.82m x 2.73m). Stainless steel sink unit with mixer tap. Fitted cupboards. Wall mounted gas boiler. Door to:

**Guest WC:** Low level WC and wash hand basin.

**Lobby Area:** Door to garden.

**First Floor:**

**Bedroom 1 (front):** 14'3" x 13'8" (4.34m x 4.16m). Feature fireplace.

**Bedroom 2 (rear):** 13'3" x 12'4" (4.03m x 3.76m). Built-in cupboard. Feature fireplace.

**Bedroom 3 (rear):** 11'10" x 9'1" (3.60m x 2.78m). Feature fireplace.

**Bedroom 4 (front):** 8'4" x 8'0" (2.55m x 2.41m).

**Shower Room:** 6'9" x 6'3" (2.06m x 1.91m). Shower cubicle and wash hand basin.

**Separate WC:** Low level WC.

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

**External Features:** Front and rear gardens, the front garden providing off street parking. Shared drive to side of property.

**Council Tax:** Band F.

<b><u>PRICE:</u></b>	<b><u>£725,000</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 6LA (CONTINUED)**

**GLADSTONE PARK GARDENS, LONDON, NW2 6LA (CONTINUED)****GLADSTONE PARK GARDENS  
LONDON NW2****GROUND FLOOR****FIRST FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 1544.08 SQ. FT / 143.45 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".