



Dollis Hill Avenue, Dollis Hill, NW2

£1,038 Per Week

| 4 Bed

| 3 Bath

| 1 Reception

MAPESBURY

£1,038

Per Week

- Semi-Detached House
- Fully Extended
- Bay Windows
- Thameslink & Jubilee Line
- Offered UnFurnished
- Multiple Receptions
- Neff Appliances
- Front Drive/Rear Garden (South)
- Close to School/Park
- Council Tax (Band E)

Nestled on a quiet residential street near Gladstone Park, this luxury home offers proximity to top schools and excellent transport links via Brent Cross West Train Station and Thameslink. This highly coveted 4 Bedroom Semi-Detached residence is nestled in the prime residential road of Dollis Hill, Dollis Hill Avenue.

The ground floor features a stylish reception with a dining area, a guest bedroom with an en-suite, a family bathroom, and a newly extended open-plan kitchen with integrated Neff appliances, a large island, and stone worktops. The lounge includes a modern remote-control fireplace and opens to a beautifully maintained garden with an out-house, perfect as a gym, office, or playroom.

Upstairs are three bedrooms, including a master with garden views and an en-suite, plus a family bathroom. With nearby green spaces, shopping at Brent Cross and Westfield, and easy access to major roads, this residence perfectly combines tranquillity and connectivity.

Council-Tax: Band-E (£2,352 per annum)

Closest Train Link: Brent Cross Town (Thameslink) | Dollis Hill (Jubilee)



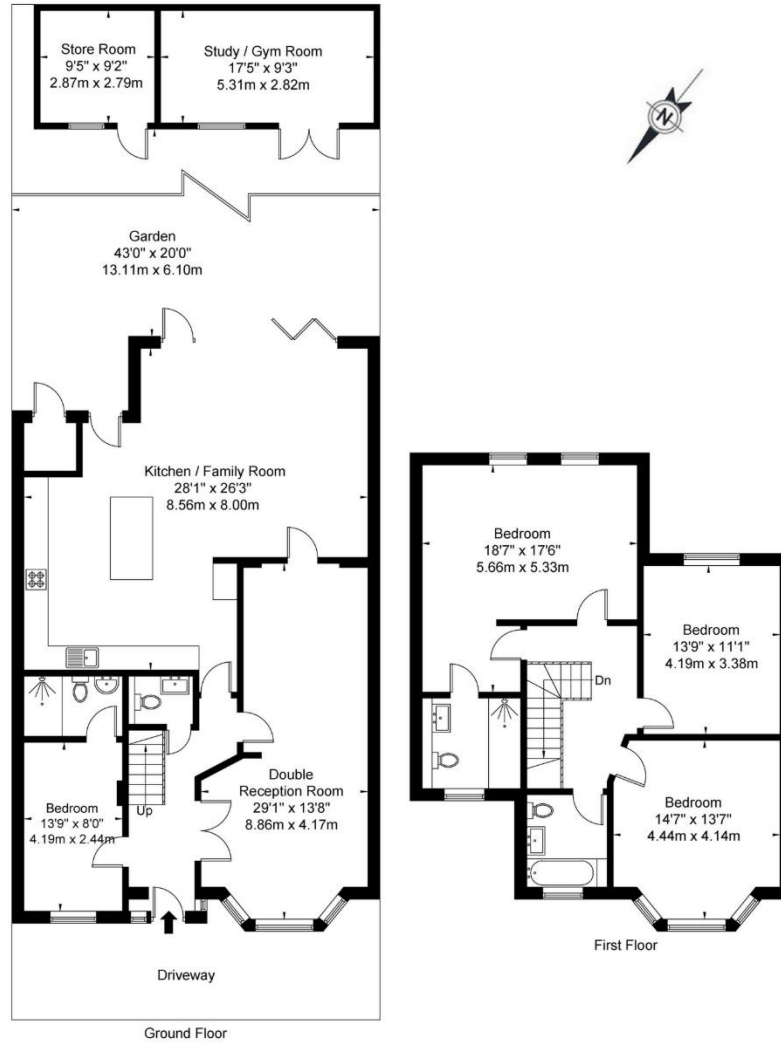


Dollis Hill Avenue NW2 6RA

Approx Gross Internal Area = 189.5 sq m / 2040 sq ft

Outbuilding = 23.4 sq m / 252 sq ft

Total = 212.9 sq m / 2292 sq ft




Ref

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 

MAPESBURY

Mapesbury House
84 Walm Lane
Willesden
London
NW2 4QY

020 8451 8999
contact@mapesbury.co.uk

mapesburyproperty.co.uk