



114 Dollis Hill Avenue, Dollis Hill, NW2 6RA

Keen to sell £1,250,000 | 4 Bed | 3 Bath | 1 Reception

MAPESBURY

Keen to sell £1,250,000

Freehold

- Extended Semi-Detached
- Private Driveway
- Luxury Kitchen (Neff Appliances)
- South Facing
- Close to Thameslink
- EPC Rating C
- 4 Bed | 3 Bath | 2 Rec
- Rear Garden
- Underfloor Heating
- Close to Schools/Park
- Turn-Key Home
- Council Tax: E

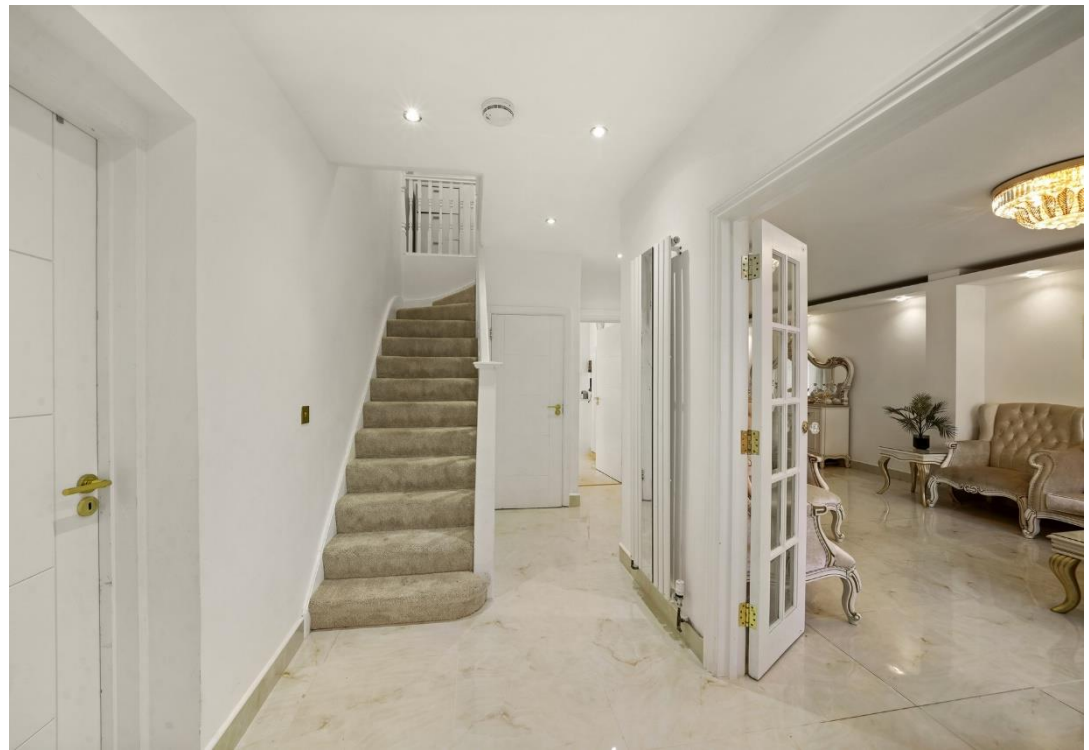
Nestled on a quiet residential street near Gladstone Park, this luxury home offers proximity to top schools and excellent transport links via Brent Cross West Train Station and Thameslink.

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 (£2352 per annum)



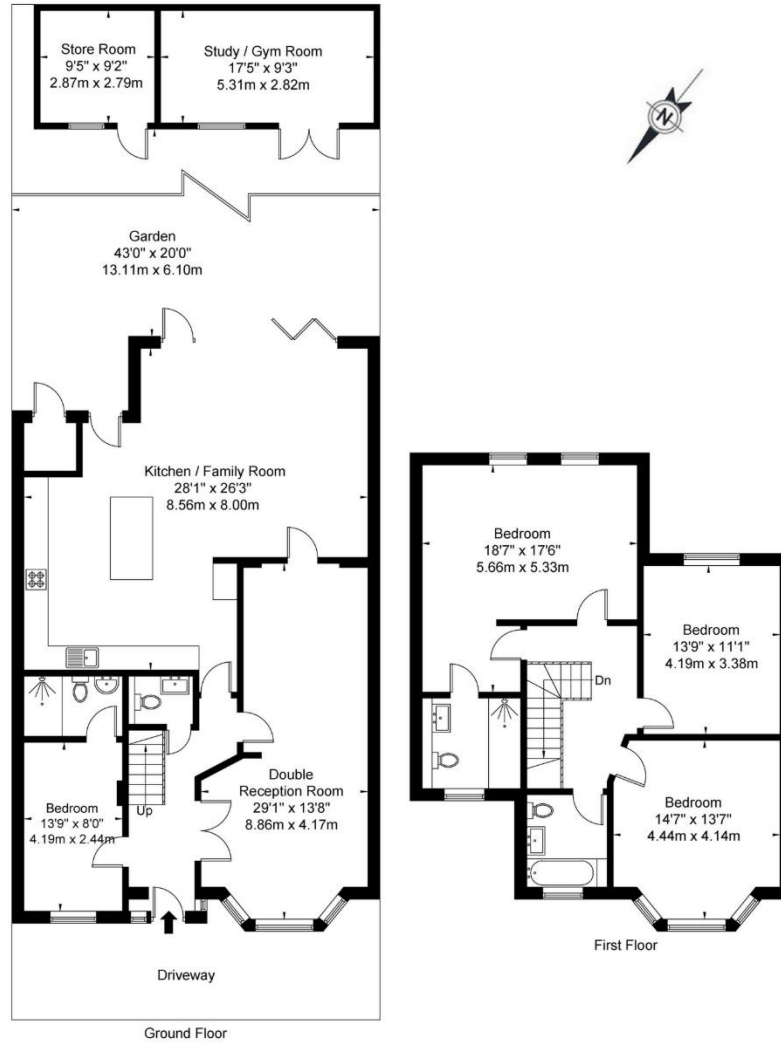


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Approx Gross Internal Area = 189.5 sq m / 2040 sq ft

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		83
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

MAPESBURY

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