



5 Bedroom  
Dollis Hill Avenue, NW2

 **Portland**  
Trusted, every step of the way

£975,000  
Freehold

A charming Semi Detached home, built c1925, with a beautiful, private rear garden of approximately 80,' with a garage accessed via a private driveway from Dollis Hill Lane.

Benefiting from off street parking, garage and a stunning garden, Portland are delighted to offer this charming family home just East of the ever popular Gladstone Park. Prospective purchasers can expect to find two good size reception rooms and the kitchen, with access and views onto the mature garden. On the first floor are two good size double bedrooms, a large single bedroom and family bathroom. This home has been extended into the loft and offers an additional two bedrooms and another bathroom.

This home is freehold and there is potential for the next owner to extend to the rear and also add their own style and decorative stamp to the home, subject to the necessary consents.

Dollis Hill Avenue is a popular residential road just to the East of the rolling green space of Gladstone Park which is a short stroll away. It is well positioned for commuters via Willesden Green & Kilburn Underground Stations (on the Jubilee line) and Brent Cross West Station on the Thameslink with frequent fast trains to Kings Cross/The City/Gatwick/ Luton, part of the huge £4.6billion regeneration of Brent Cross . Access to the North Circular is also close by.

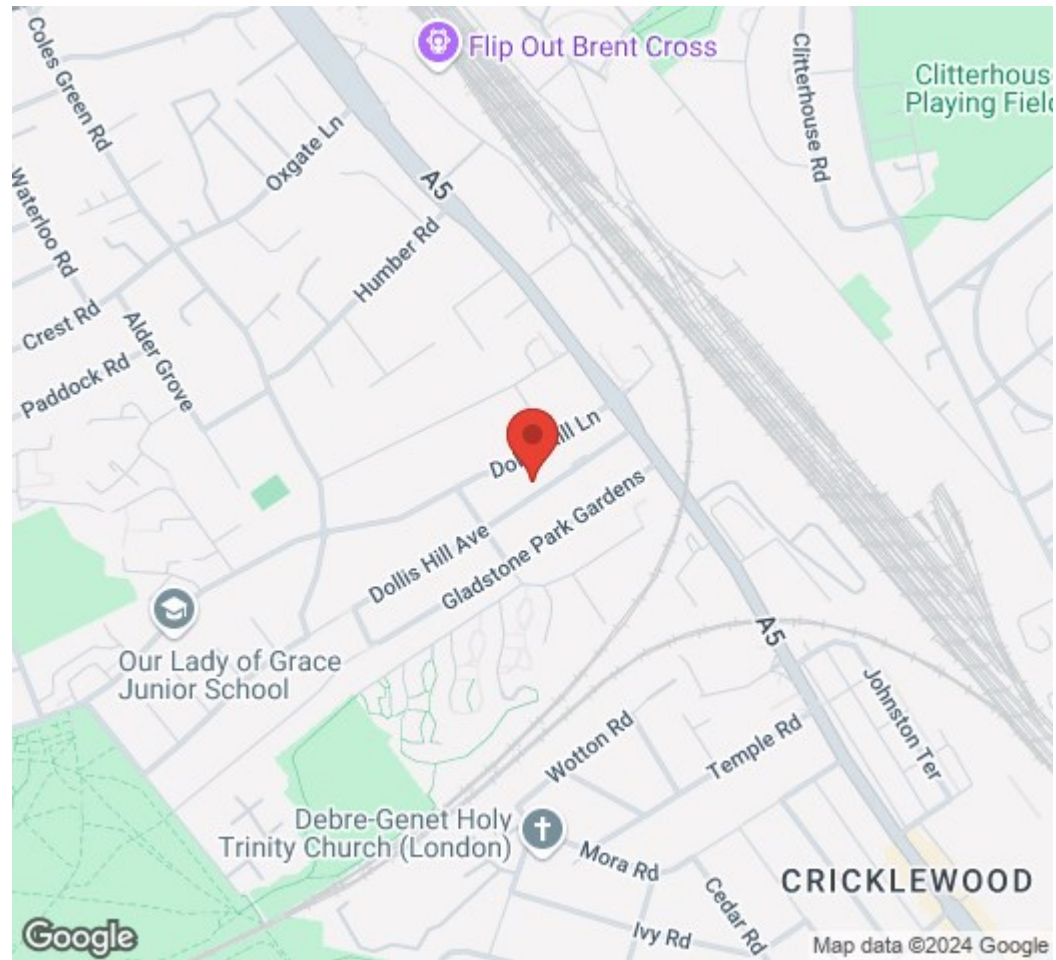
- 80' Private Rear Garden
- Charming 1920's Home
- Extended Into The Loft
- Driveway to the front and detached garage to the rear of the garden..
- Gorgeous Bay Windows
- 5 Bedrooms In Total
- Close To Gladstone Park
- Two Separate Reception Rooms
- Stunning Views across London
- Potential To Extend The Ground Floor Subject To Necessary Consents







Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>78</b>

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	