



## Dollis Hill Avenue, NW2

Freehold - £899,950

For Sale is this 1925 semi-detached five-bedroom home with 1,455 sq ft of versatile space across three floors. Set on a sought-after road, it combines period charm with family-friendly living.

The Ground Floor offers two bright and spacious reception rooms, along with a well-appointed kitchen that opens directly onto the stunning 70 ft private rear garden. On the First Floor, you'll find two generous double bedrooms, a large single bedroom, a family bathroom, and a separate WC. The loft has been thoughtfully converted to include two further bedrooms with extensive views and an additional bathroom with a roll top bath. This home also benefits from off-street parking, private driveway and a garage. There's further potential to extend to the rear (STPP) and personalise the interiors to suit your style.

Dollis Hill Avenue is a sought-after tree-lined street leading to Gladstone Park, with excellent links via newly opened Brent Cross West (0.4m) (Thameslink, Zone 3), Willesden Green, Kilburn (Jubilee, Zone 2), and the nearby North Circular.



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## Dollis Hill Avenue, London, NW2

Approximate Area = 1455 sq ft / 135.1 sq m

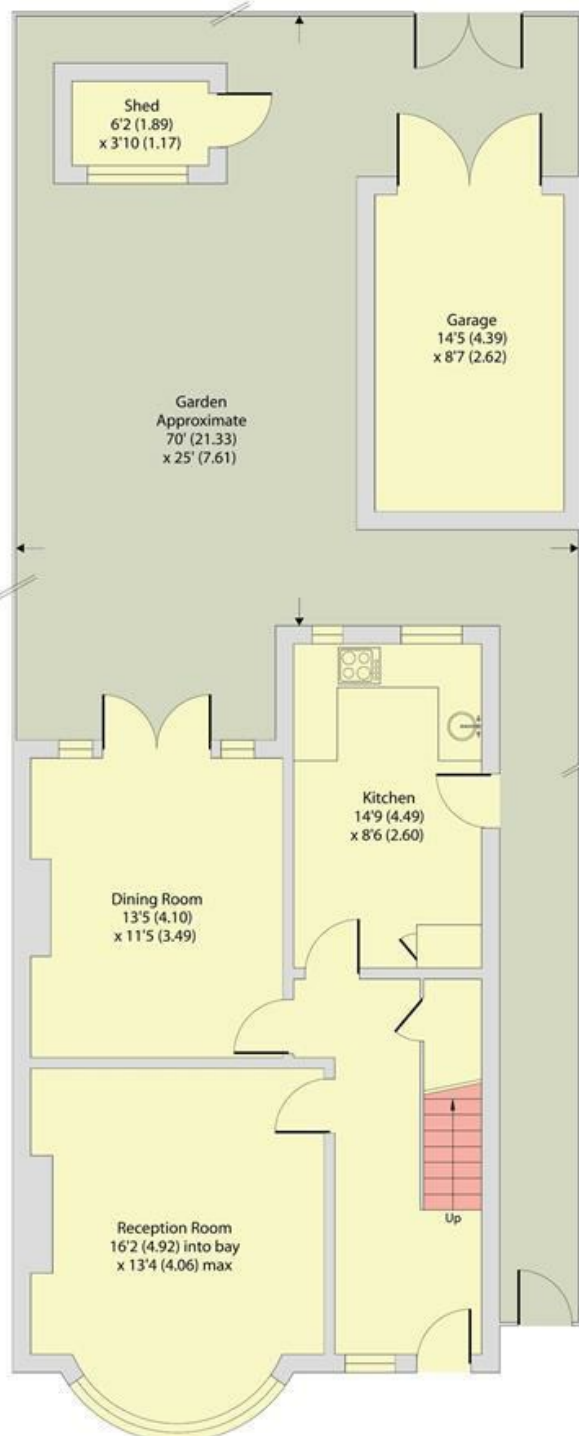
Limited Use Area(s) = 117 sq ft / 10.8 sq m

Garage = 124 sq ft / 11.5 sq m

Outbuilding = 24 sq ft / 2.2 sq m

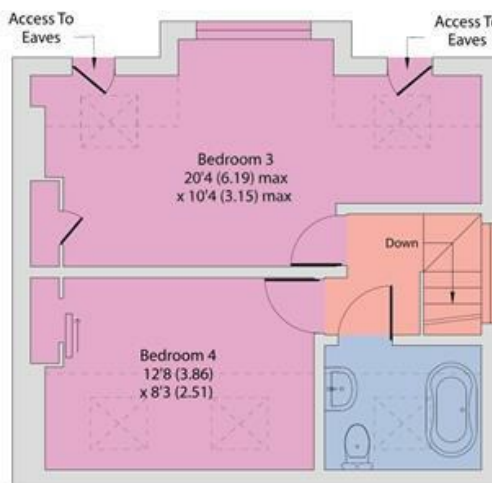
Total = 1720 sq ft / 159.6 sq m

For identification only - Not to scale

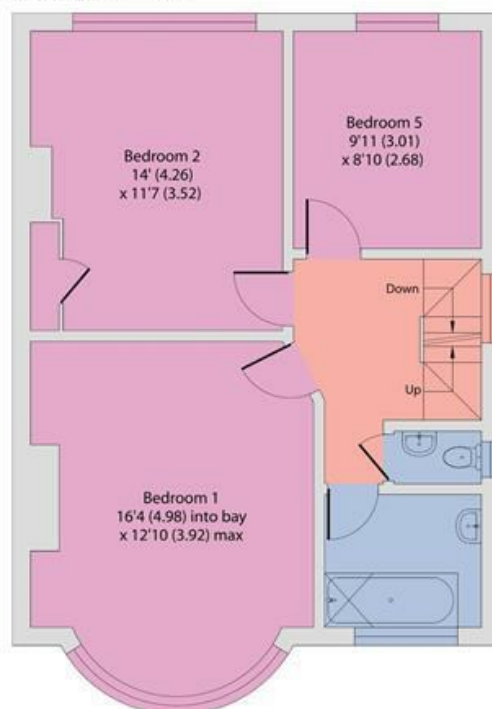


GROUND FLOOR

Denotes restricted head height



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Camerons Stiff & Co. REF: 1280128

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