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Dollis Hill, NW2

Offers In Excess Of £425,000



A one bedroom with loft room first floor period conversion presented in excellent decorative order situated moments from Dollis Hill Underground Station. Consisting of a large and bright 15'5 reception room with bay window and wooden floors, a double bedroom, modern kitchen/diner, large loft room (not demised), contemporary bathroom and direct access to the rear garden.

The nearest underground station is Dollis Hill (0.1 miles) , while motorists can find easy routes around London via the A406. The open spaces of Gladstone Park is also only a short distance away. Willesden High Road offers a great range of local amenities.

The Owner says; Nearby is a lovely park, a short walk away, Gladstone Park, with a really lovely cafe up the top of the hill, really lovely spot for coffee and breakfast or lunch.

I have often taken a blanket and book into the park on sunny days.

Being so close to the tube everywhere is easy to get to!

West Hampstead with it's pubs, cafes and shops is 5-10 mins on the tube, Willesden 2 mins.

A particular favourite is Beer + Burger and Gails, both near Willesden tube. Also Wembley is 4 mins away, not just handy for the stadium, but great shopping and places to eat there.

As a single woman, I've always felt very safe around here, even at night.

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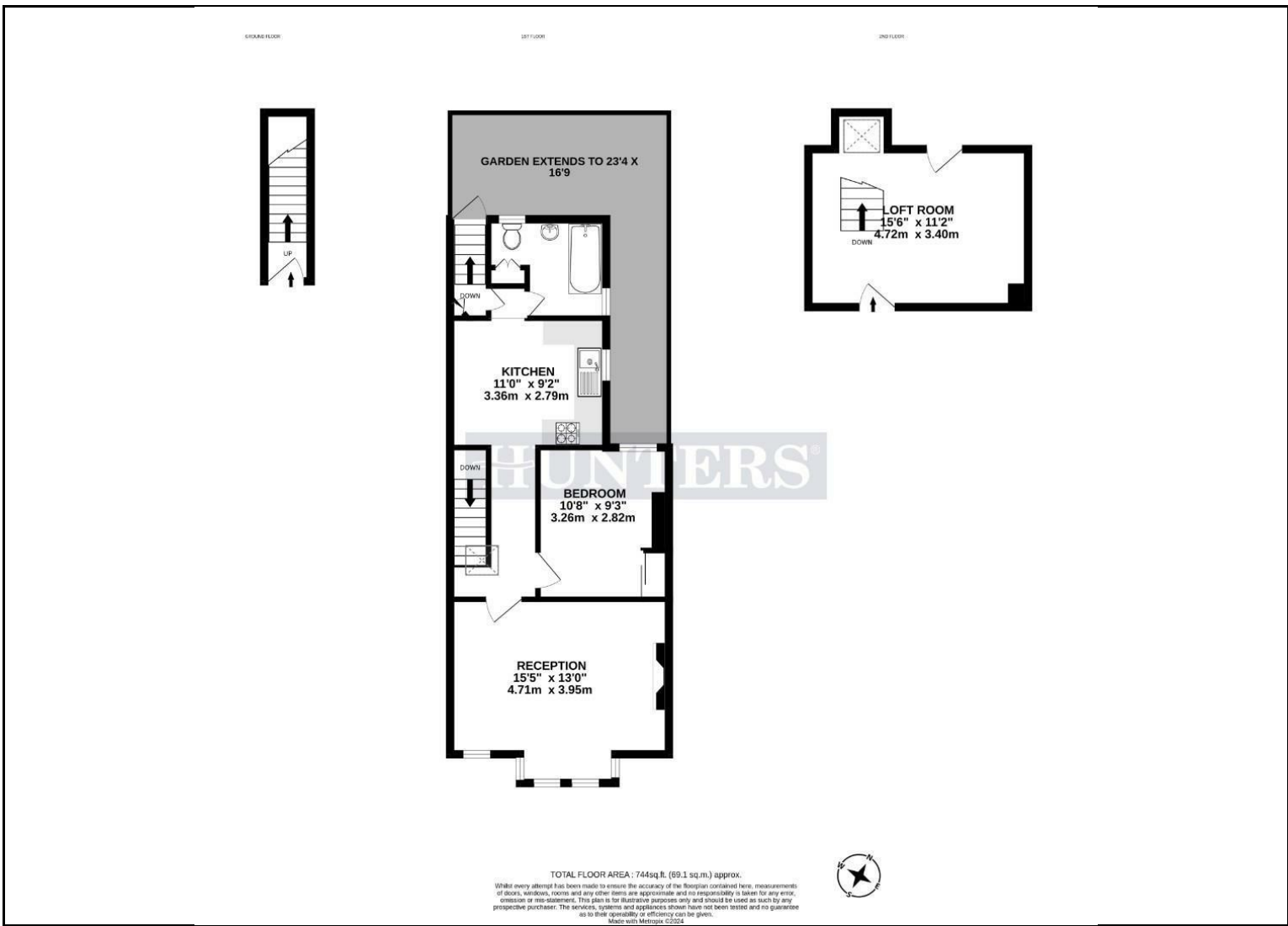


KEY FEATURES

- One bedroom period conversion with loft room
- 744 sq ft of accommodation (including loft room)
 - Excellent decorative order
- Large reception room with bay window
 - Shared garden to rear
 - Lease of 170 years unexpired
- Withing 0.1 miles of Dollis Hill station







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	66	78	(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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