



## Dollis Hill Avenue, NW2 Freehold - £850,000

For Sale is this renovated three-bedroom, two-bathroom semi-detached family home, offering an impressive 1,387 sq ft of internal living space, situated on the desirable Dollis Hill Avenue (NW2).

On the Ground Floor is a charming bay-fronted reception room with excellent natural light. To the rear sits a modern kitchen with porcelain floor tiles, quartz worktops, and integrated appliances, leading to a utility room with storage and shower. A separate dining room adjoins a bright conservatory overlooking the 53ft south-west facing landscaped garden, accessible from both conservatory and utility. With its size and orientation, the garden offers great potential for extension (STPP). The First Floor comprises two generously proportioned double bedrooms. The third bedroom, positioned to the rear of the home, serves well as a nursery or study. Completing this level is a well-appointed family bathroom. Additional benefits of the property are high ceilings, underfloor heating and off street parking for 1 vehicle.

Dollis Hill Avenue is conveniently located close to the green open spaces of the 86 acre Gladstone Park and the amenities on Cricklewood Broadway and Edgware Road. Transport links include Brent Cross West (Thameslink) and Cricklewood (Thameslink).



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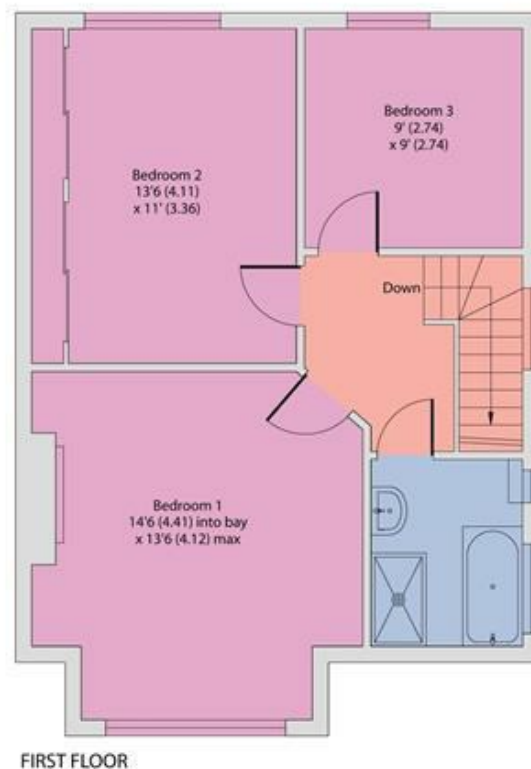
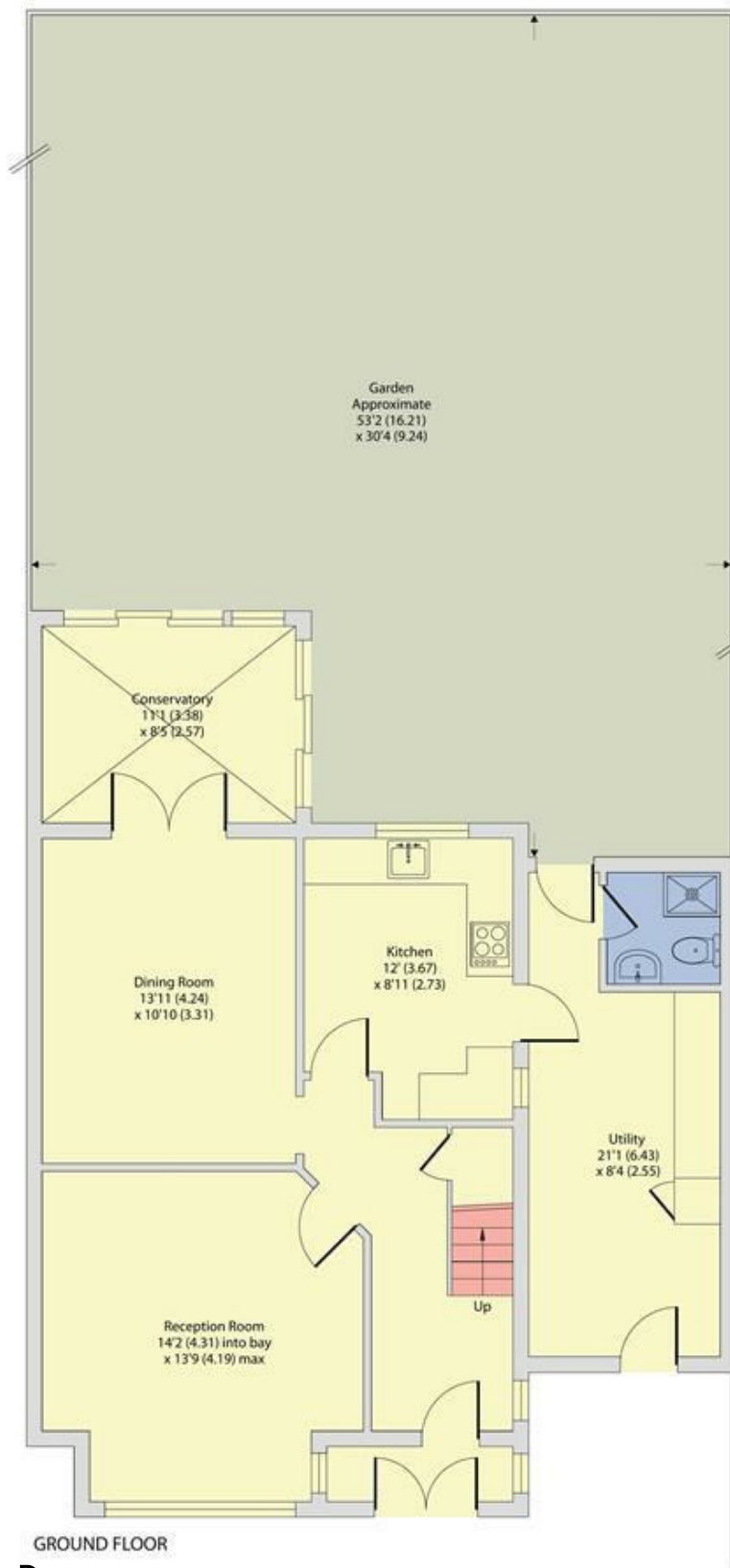




Dollis Hill Avenue, London, NW2

Approximate Area = 1387 sq ft / 128.8 sq m

For identification only - Not to scale



**EPC: D**  
Ref: 19533773



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: 1364821

