





## **DOLLIS AVENUE, FINCHLEY**

### **CHARACTER DETACHED RESIDENCE**

Rare opportunity to purchase a substantial detached character residence situated in the tree-lined avenue that is one of the area's premier residential roads.

The house had been updated and modernised to enhance the character and original features by the present owners and offers a wealth of accommodation totalling gross area of circa 4837 sqft.

The master bedroom suite benefits from two Juliette balconies, with far-fetching views towards Mill Hill. There is also an en-suite dressing room and an en-suite bathroom that complements the character of the house.

The landscaped rear garden has a westerly aspect. The garden was designed bespoke for this property and has well-stocked flower beds for each season. There is a watering system, a large patio and lawn.

There is also a garage and a carriage drive for numerous cars.

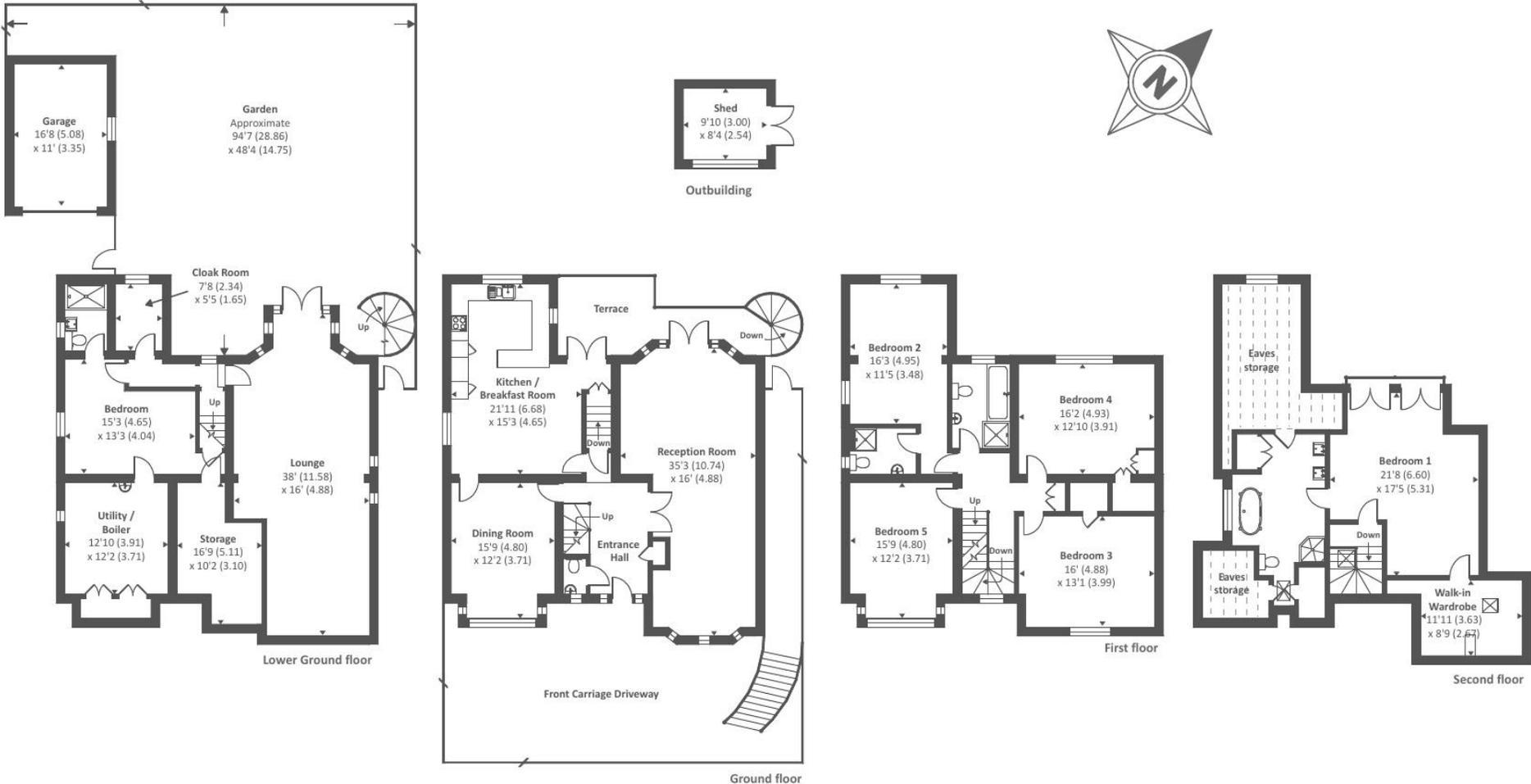
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Approximate Area = 4214 sq ft / 391.4 sq m  
 Limited Use Area(s) = 258 sq ft / 23.9 sq m  
 Garage = 184 sq ft / 17 sq m  
 Outbuilding = 81 sq ft / 7.5 sq m  
 Total = 4737 sq ft / 440 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Chancellors Estate Agents. REF: 1002191

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The accommodation is arranged as follows:

**Ground Floor**

Entrance Hall

Guest Cloakroom

35'3 Double Reception Room

Dining Room

Breakfast Room, Open Plan to:

Fitted Kitchen with Peninsula Unit Opening to Terrace,  
With Views Over Garden

**Garden Level**

38' Reception Room

Utility/Boiler Room

Storage Room

Guest/Bedroom 6 with En-Suite Shower Room

Cloak Room/Box Room

Landing

**First Floor**

Landing

Four Further Double Bedrooms

Two Further Bathrooms (One En-Suite)

**Second Floor**

Master Bedroom with Walk-in Wardrobe, Two Juliette  
Balconies, Two Storage Areas and En-suite Bathroom

Landscaped Gardens with Patio, Lawn, Flower Beds, Fruit  
Trees, Garden Shed

Detached Garage

Carriage Drive for Numerous Cars









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Current EPC Rating: E



Freehold

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