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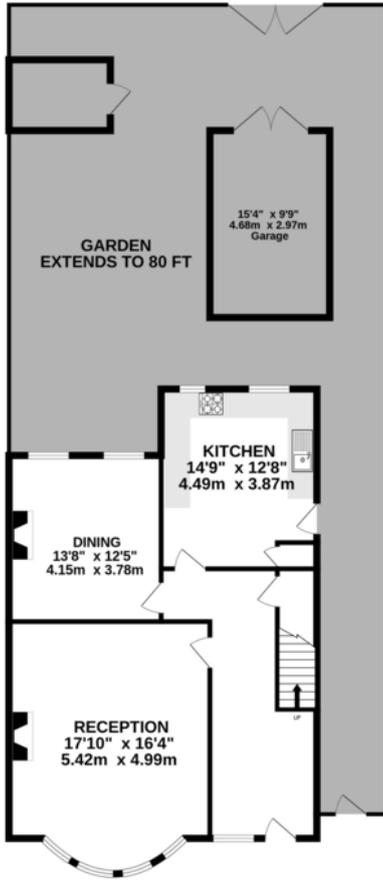
Dollis Hill Avenue, London NW2

£850,000 Freehold

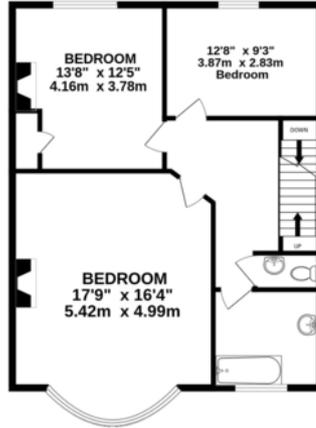
Welcome to Dollis Hill Avenue, a substantial five-bedroom semi-detached family home set along this ever-popular residential road, offering an exceptional blend of period character, generous space and modern comfort. Constructed in 1925, the property extends to over 1,700 sq ft arranged across three floors. Throughout, you'll find charming original features, well-balanced proportions and wonderful natural light that enhances the sense of space. The ground floor offers two impressive reception rooms, ideal for both formal entertaining and relaxed family living. To the rear, a bright and spacious kitchen/dining room opens directly onto a beautifully maintained 70 ft private garden. This outdoor space is a true highlight, complete with mature fruit trees and a rear garage providing excellent additional storage or parking options. The first floor comprises two generous double bedrooms, a comfortable single bedroom, a family bathroom and a separate WC. A striking stained-glass feature window on the landing adds a distinctive touch of character. The loft has been thoughtfully converted to create two further light-filled bedrooms with far-reaching views, alongside a stylish contemporary bathroom finished with a classic roll-top bath. Further benefits include a private driveway, a detached garage and scope to extend at the rear, subject to the usual planning permissions. Ideally located just moments from the open green spaces of Gladstone Park, which spans 86 acres, the property is also well connected via Brent Cross West (Thameslink), offering convenient access into central London and beyond. This is a superb opportunity to secure a spacious and characterful home in a highly convenient and family-friendly setting.

- Semi-detached home
- Five bedrooms
- Off street parking
- Freehold
- Potential to extend STPP
- Great location
- Side access
- 1730 sq ft
- Tree lined street
- Close to shops and transports

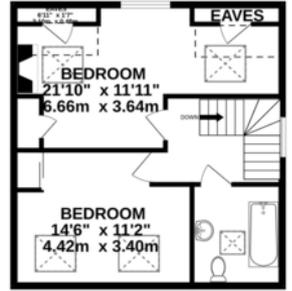
GROUND FLOOR
1064 sq.ft. (98.9 sq.m.) approx.



FIRST FLOOR
796 sq.ft. (73.9 sq.m.) approx.



SECOND FLOOR
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 1730sq.ft. (160.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MONEY LAUNDERING REGULATIONS 2003: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.