



Hamilton Road, NW10

London

£375,000

Loporto Browne  
RESIDENTIAL



**Bedrooms: 1 | Bathrooms: 1 | Receptions: 1**

Chain free and full of personality, this one-bedroom first-floor Edwardian conversion sits at the end of a handsome period house on Hamilton Road, right in the heart of Dollis Hill. It comes with a newly extended 999-year lease and a share of freehold.

This home is a rare find locally, with a generous amount of original character still intact. High ceilings, original cornicing and picture rails set the tone, alongside a proper Edwardian fireplace complete with its original tiled detailing. The large bay-fronted reception room is flooded with natural light and opens onto its own balcony, ideal for a morning coffee or an evening glass of something stronger. The kitchen offers plenty of storage and worktop space with room for a table, while the well-proportioned double bedroom is served by a family bathroom featuring a jacuzzi bath for end-of-day unwinding.

A real bonus is the large loft space, which will be in demise to the flat. Currently used for storage, it offers excellent potential to develop or extend, subject to the usual planning permissions, a smart option for future value or extra space.

Outside, the large private rear garden is an unexpected bonus. There's a thatched, tiki-style six-seater dining area and removable paving stones revealing imported beach sand beneath, making this a fun, social space that feels a world away from London.

The location is fantastic. Dollis Hill Station is moments away, offering the Jubilee Line on the doorstep, fast, reliable and brilliantly connected, with easy access into central London, Canary Wharf and beyond. Just outside the station is a handy parade of local amenities including cafés, delis, takeaways, a local supermarket and everyday essentials, making day-to-day life refreshingly convenient.

At the top end of the street is 86 acres of Gladstone Park, complete with tennis courts, outdoor gym, café and wide-open green space, a serious lifestyle bonus right on the doorstep.

Council tax falls under Brent (Band C).

Oli and Liana are excited to offer this charming one-bedroom flat For Sale. Please watch the video and call to book your private viewing.

**Bedrooms: 1 | Bathrooms: 1 | Receptions: 1**

**Tenure: Share of Freehold**

**Property Type: Flat**

Chain free and full of personality, this one-bedroom first-floor Edwardian conversion sits at the end of a handsome period house on Hamilton Road, right in the heart of Dollis Hill. It comes with a newly extended 999-year lease and a share of freehold.

Oli and Liana are excited to offer this charming one-bedroom flat For Sale. Please watch the video and call to book your private viewing.

- Chain-free one-bedroom first-floor Edwardian conversion
- 999-year lease with share of freehold
- Original period features and high ceilings
- Bay-fronted reception with charming private balcony
- Double bedroom, separate kitchen and jacuzzi bathroom
- Large loft in demise with development potential (STPP) (on completion)
- Private rear garden with tiki-style dining area
- Moments from Dollis Hill Station (Jubilee Line, Zone 3)
- Close to local shops, cafés and Gladstone Park
- Please watch the video and call to book your private viewing.





**Council Tax Band: C**

**Tenure: Share of Freehold**

**Property Type: Flat**





**Loporto Browne Residential - Sales**

**Grand Union Studios Studio 5.28 332 Ladbroke Grove W10 5AD**

**0203 062 6262**

[hello@lbresidential.co.uk](mailto:hello@lbresidential.co.uk)

[www.lbresidential.co.uk](http://www.lbresidential.co.uk)