



3 Bedroom
Dollis Hill Lane, NW2

 **Portland**
Trusted, every step of the way

Asking Price £1,500,000
Freehold

Spanning an impressive 4775 square foot of accommodation is stunning semi-detached property, complete with swimming pool, extensive off street parking and green views of Gladstone Park.

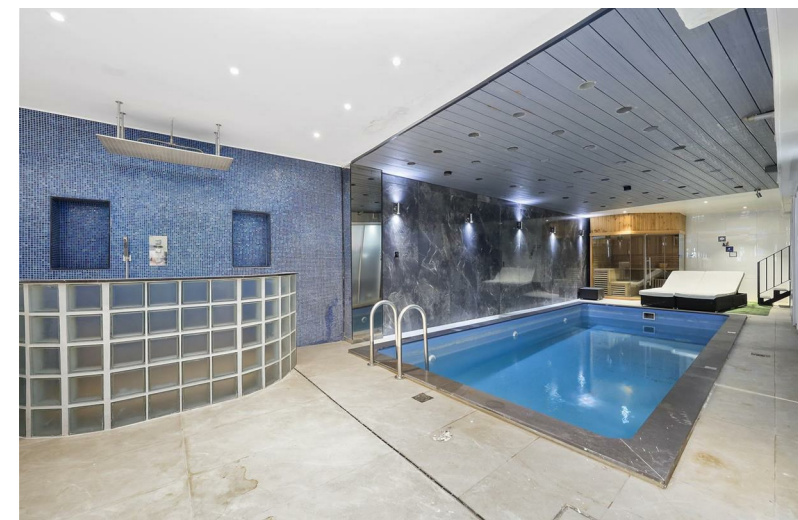
Fully extended, with no detail missed is one of the largest homes on the market within this pocket of Dollis Hill. Buyers will be impressed by its large proportions which immediately greet you upon entry to the large open plan kitchen living room on the upper ground floor. This has the addition of a laundry room, w/c, and access to a private patio which goes onto a fully fitted outbuilding.

Upstairs are two good sized bedrooms on the first floor, and the principle bedroom on the second, boasting a gorgeous ensuite and dressing room.

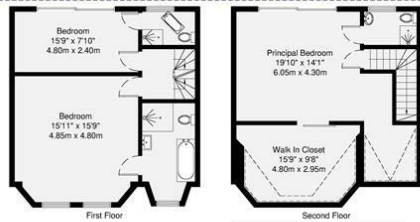
The ground floor is undoubtedly the most impressive, with a 15ft swimming pool, jacuzzi and sauna. There is a bar kitchenette as well as another bathroom – Perfect for entertaining.

Dollis Hill Lane is a popular residential road overlooking the rolling green space of Gladstone Park, it is well positioned for commuters requiring Willesden Green & Dollis Hill Underground Stations (on the Jubilee line) not forgetting the huge £4.6billion regeneration of Brent Cross and it's new station on the Thameslink which is now completed. Access to the North Circular is also close by.

- A large family home spanning nearly 5000 square foot of accomadation
- Private 15.8ft swimming pool
- Perfect for entertaining
- Semi-detached with an abundance of off street parking
- Stunning master bedroom with dressing room and ensuite
- Split over four floors
- Large open plan living room/kitchen
- Chain free
- Gorgeous green views over Gladstone Park
- Fully fitted outbuilding perfect for home office or gym







GROSS INTERNAL AREA (GIA)
 The footprint of the property
 443.7 sq m / 4775 sq ft

TOTAL STORAGE SPACE
 Storage and wardrobe total area
 3 sq m / 32 sq ft

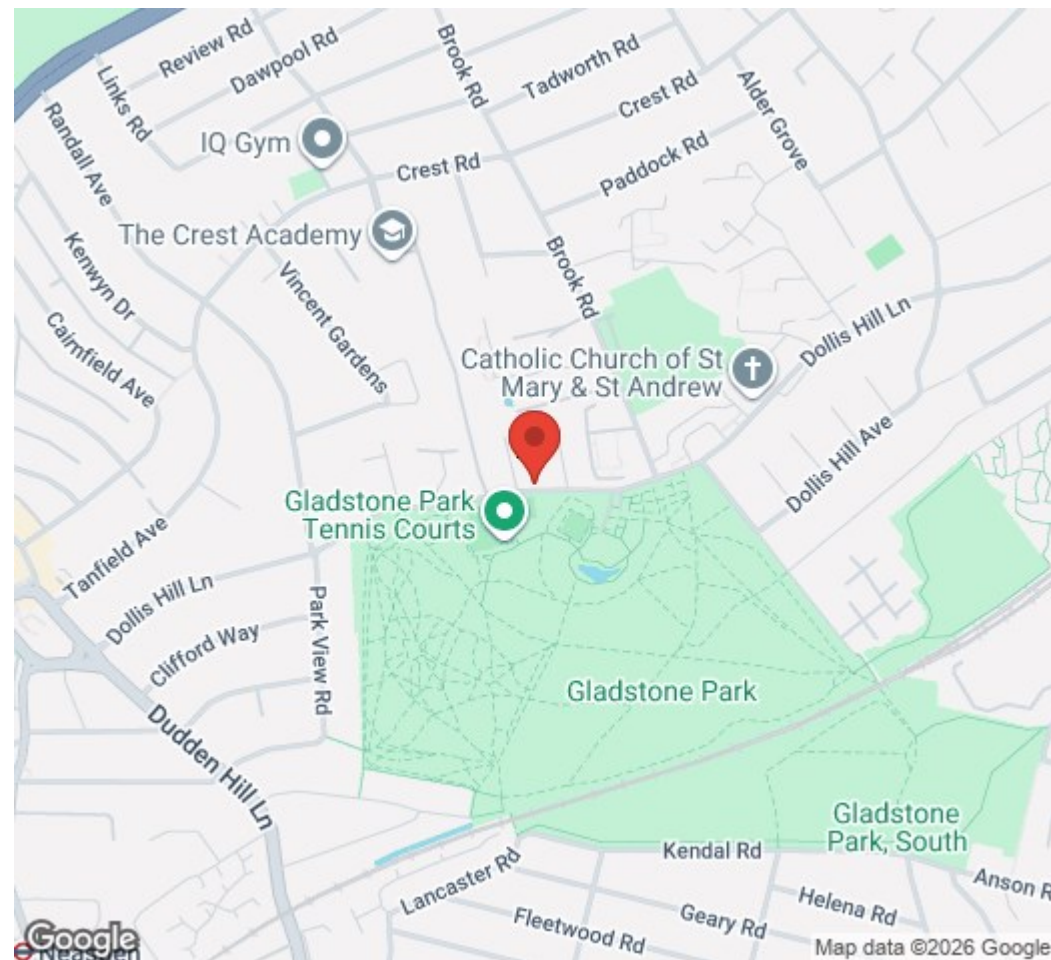
EXTERNAL FEATURES
 Garden, Balcony, Terrace, Verandah etc.
 26.8 sq m / 310 sq ft

RESTRICTED HEAD HEIGHT
 Limited use area under 1.5m
 0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



90 Walm Lane, London, NW2 4QY
 020 8451 9844
 info@portlandestateagents.co.uk
 www.portlandestateagents.co.uk



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	