



**Dobree Avenue, NW10**



2430.00 sq  
ft



**G**

A double-fronted 1930s-built detached house offering 4 bedrooms that is situated in an enviable position within this prestigious location in the heart of the highly sought after Dobree Estate.

The property has been refurbished to a very high specification by the current owners and accommodation includes an imposing 18 ft entrance hall, magnificent kitchen from Bulthaup providing an exceptional high spec with Gaggenau appliances. There is a dining area off the kitchen and then through to the family room measuring approximately 30' x 28' ft a separate front reception and study and four good sized double bedrooms (two of which are en-suite). There is plenty of outstanding lateral living space offering a home perfect for entertaining and the needs of a growing family. The downstairs study provides the perfect work from home space.

**£1,999,950 Freehold**

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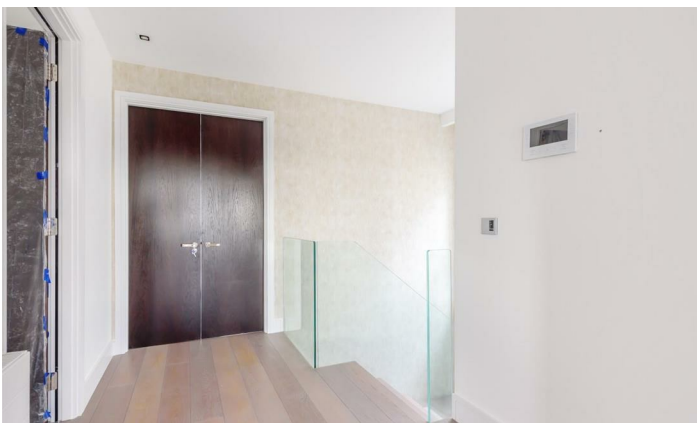
Extra benefits within this property include: Lutron lighting system with remote controls, Integral Music system, Electronic Blinds with remote controls, Underfloor Heating downstairs with remote controls, Villeroy & Boch Bathroom fittings with Hansgrohe equipment.

The house is situated in this quiet residential road occupying a commanding position close to the junction of Dobree Avenue/ Peter Avenue and provides a slightly wider plot with plenty of parking to the front.

Local transport links include Willesden Green (Jubilee) and Kensal Rise (Overground).

Early viewing of this fine family home is advised.





- Outstanding recently refurbished detached property of 2593 sq ft
- Prestigious location 4 double bedrooms, 2 with en-suites on Dobree on this corner plot Estate
- Magnificent Bulthaup kitchen and Gaggenau appliances
- Large family room
- Study - offering an ideal workplace (11'2 x 5'7 ft)
- Mature rear garden (approx. 35'5 sq ft)
- Off street parking for several cars
- Close to Queens Park and Brondesbury Park
- Council: Brent (G)
- Viewing highly recommended

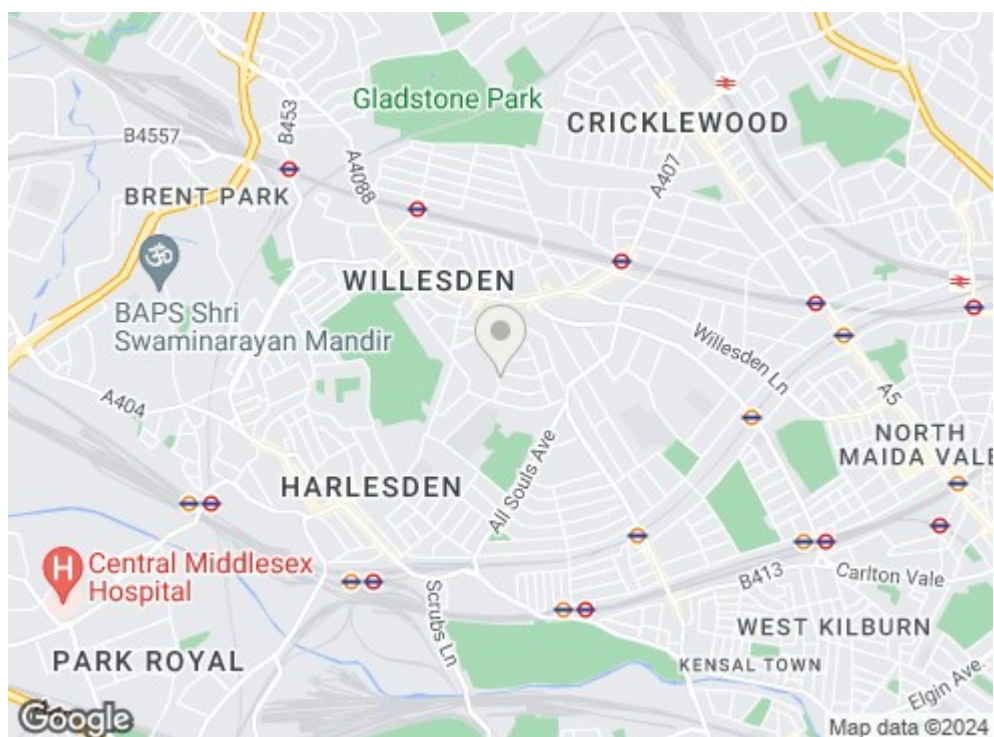
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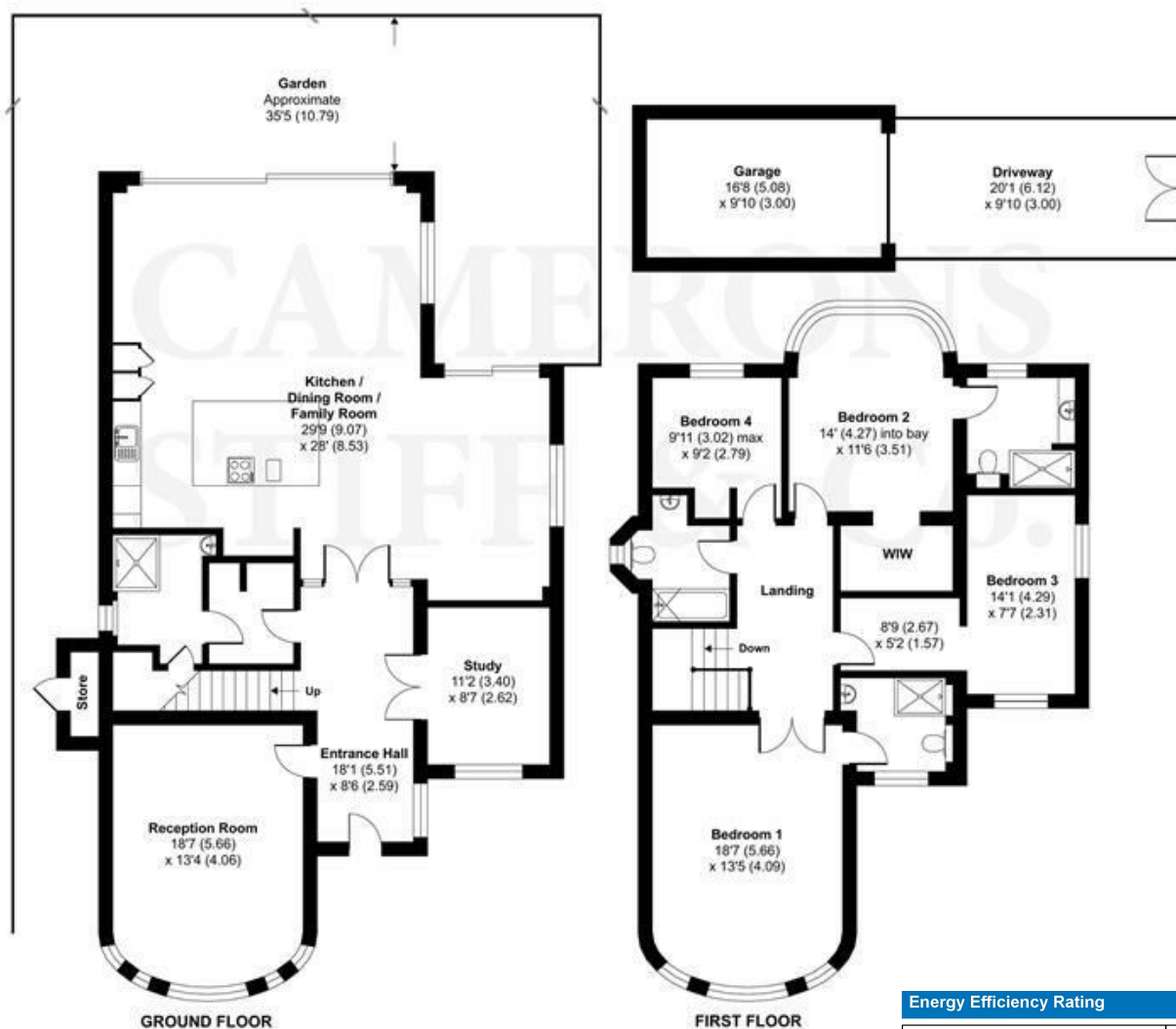
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	81



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Camerons Stiff & Co. REF: 895469

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