



## Dollis Hill Avenue, NW2

Freehold - £875,000

Set on the sought-after, tree-lined Dollis Hill Avenue, this timeless, semi-detached, five-bedroom home built in 1925 offers 1,455 sq ft of character-filled living space across three well-designed floors. A perfect blend of period charm and modern family living, ideally suited for a growing family or those seeking generous space in a desirable location.

The Ground Floor features two bright and spacious reception rooms, alongside a well-equipped kitchen that opens directly onto a beautiful, mature 70 ft private garden—perfect for entertaining or relaxing outdoors.

Upon reaching the First Floor you are met with an elegant stain glass window offering an abundance of light, two large double bedrooms, spacious single, family bathroom, and separate WC. The thoughtfully converted loft adds two further bright bedrooms with elevated views, plus a modern bathroom with a roll-top bath. Further highlights include off-street parking, a private driveway, a detached garage, and potential to extend at the rear (STPP). This is a rare opportunity to own a stylish and spacious home in one of NW2's most desirable locations close to good transport links including Brent Cross West (Thameslink).



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## Dollis Hill Avenue, London, NW2

Approximate Area = 1455 sq ft / 135.1 sq m

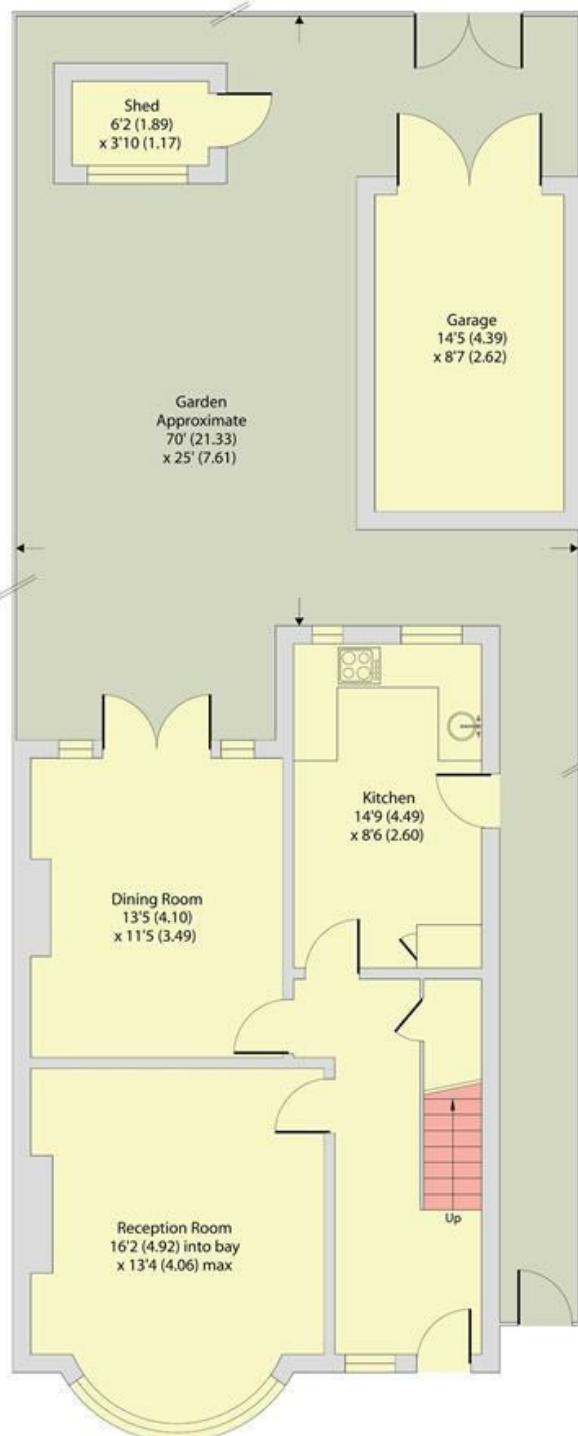
Limited Use Area(s) = 117 sq ft / 10.8 sq m

Garage = 124 sq ft / 11.5 sq m

Outbuilding = 24 sq ft / 2.2 sq m

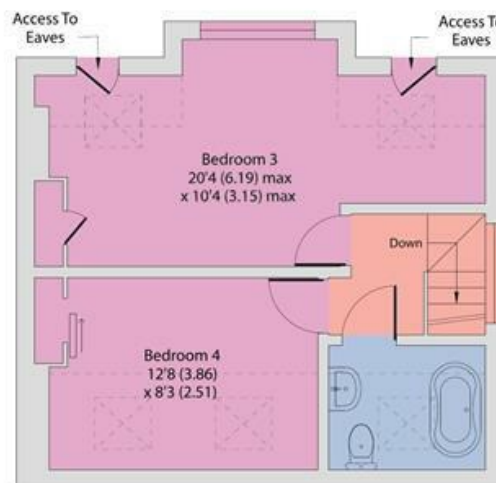
Total = 1720 sq ft / 159.6 sq m

For identification only - Not to scale

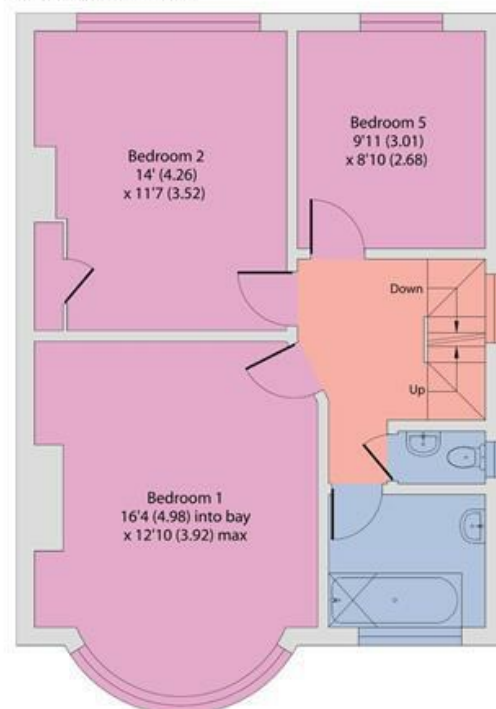


**GROUND FLOOR**

Denotes restricted head height



**SECOND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Camerons Stiff & Co. REF: 1280128

**EPC: D**

Ref: 19356825

