



**Dollis Hill Avenue, NW2**



AVAILABLE TO LET 31ST MARCH 2026- is this beautifully presented four-bedroom detached house, positioned directly across the stunning Gladstone Park.

Upon entering the property's size is immediately apparent spanning up to 1,500 sq ft. To the front of the property the expansive 28ft reception room with large bay windows and wooden flooring has been opened out into the kitchen/dining area. To the rear, there is direct access into the secluded garden that's been partially paved and scales up to nearly 50ft.

Following up the staircase, the First Floor comprises three sizable bedrooms, all of which is serviced by a modern three-piece family bathroom. The Second Floor is a perfect example of an excellent loft conversion where it is now used as a principal bedroom with its own private en-suite and built-in storage.

Situated on Dollis Hill Avenue, perfectly placed in the direction of the park allowing great views. Located close to some excellent local schools, a wonderful park which has tennis courts, a gym, and a café making it an excellent hub of the local community. Transport links via Cricklewood (Thameslink).

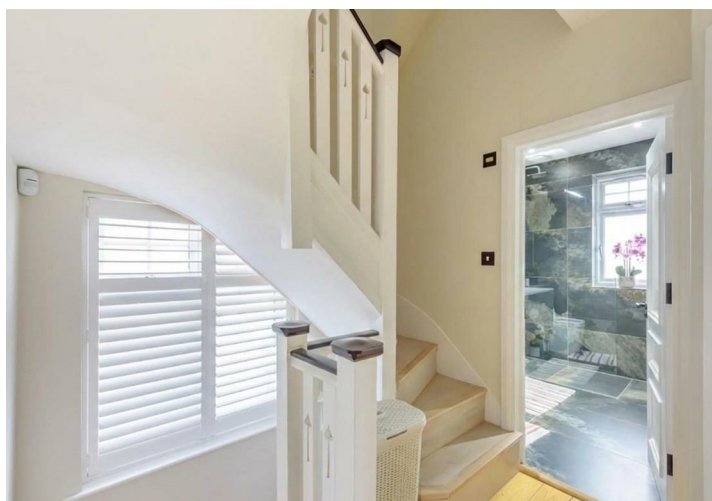
- AVAILABLE TO LET 31ST MARCH 2026- Unfurnished
- Offering 1,500 sq ft of internal living accommodation
- Situated directly in front of Gladstone Park
- COUNCIL: Brent (E)
- Comprises of 4 bedrooms, 1 reception and 2 bathrooms
- Rear garden spanning up to 50ft
- Deposit: £4,153

**£3,600 Per Month**



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# Dollis Hill Avenue, London, NW2

Approximate Area = 1408 sq ft / 130.8 sq m

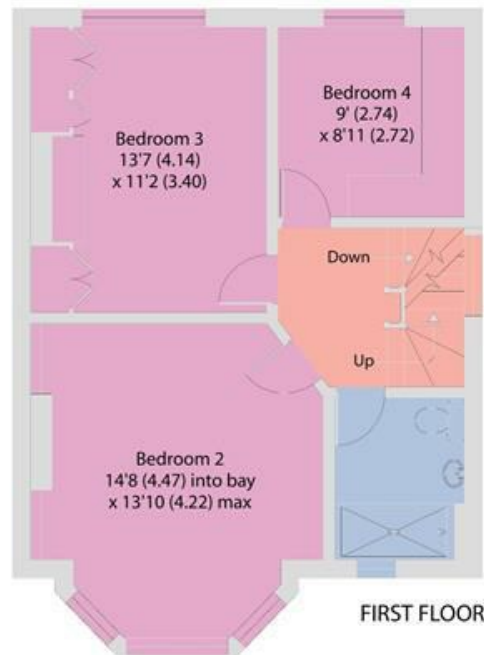
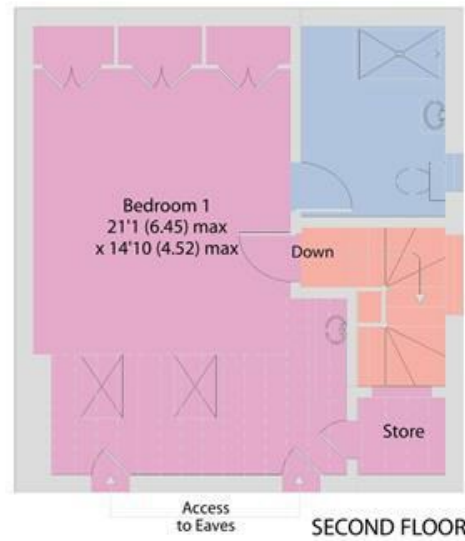
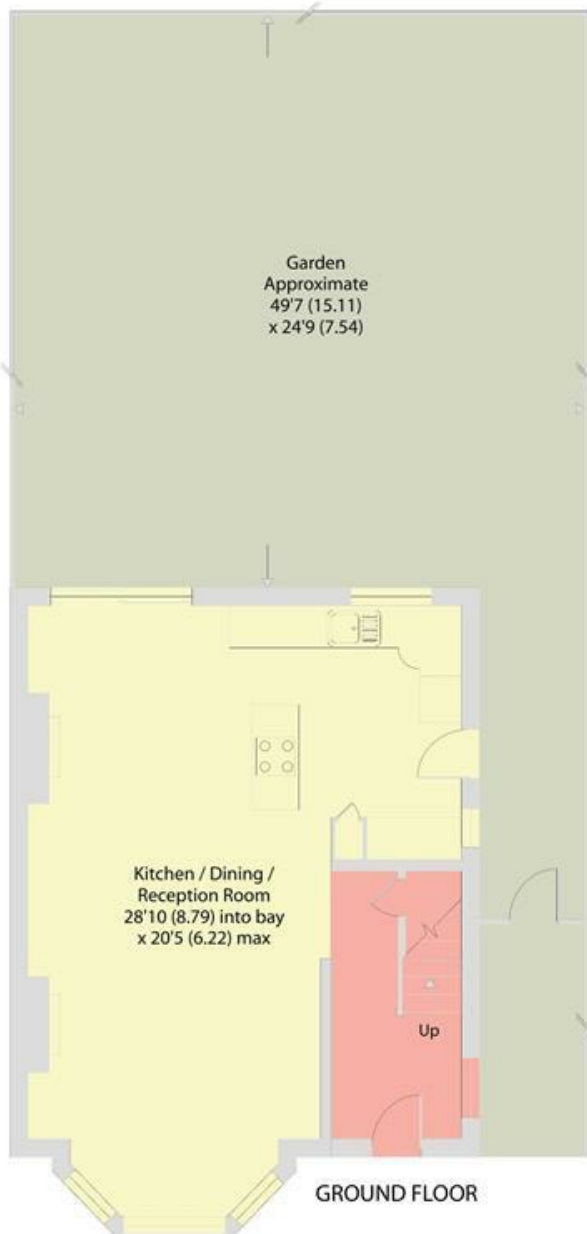
Limited Use Area(s) = 92 sq ft / 8.5 sq m

Total = 1500 sq ft / 139.3 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Camerons Stiff & Co. REF: 891771

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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