Property News

Hoopers
ESTATE AGENTS

AUTUMN COLLECTION 2016

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Market update

Welcome to the Autumn edition of PROPERTY NEWS

I hope you all enjoyed the summer and the good weather. I said in the Spring edition of PROPERTY NEWS that the market had cooled due to the additional 3% stamp duty tax on 'buy to let' buyers and second home owners introduced in April this year, and between April and June our sales were mainly to home buyers and it was good to see more of these purchasers entering the market.

I don't think any of us in business thought that Brexit would actually happen, but it did, and as a result we witnessed some knee jerk reaction at the end of June and early July with buyers withdrawing from purchases and/or trying to re-negotiate sale prices due to fear and uncertainity of what may happen. This reaction was understandable but the housing market has not collapsed and sale prices have only decreased marginally since Brexit and I am pleased to say the market appears to have stabilised, and buyers are returning to take advantage of the dip in house prices since Brexit.

If you need to purchase a home to live in or you are buying for investment and you are thinking of retaining the property for say the next 3 to 5 years, just sit back and enjoy the property, and when you decide to sell you will make a profit. However, for those who are in the market for short term gains you may win or lose over the next year or so depending on what happens once the government decide to implement formal exit from the EU.

Here at Hoopers we are defying Brexit by continuing to achieve good sales figures, and you will see on pages 16 & 17 some of our recent successes and having worked in the industry for 40 years I have seen several downturns in the market and my experience is that as an agent you need to adapt to the new market conditions and implement a different marketing strategy and approach in negotiating terms, and if you adopt these changes, you will achieve results because as with essentials like food, petrol and a haircut, we all need somewhere to live and not everybody wants to rent.

Having said that the rental market seems to have been less affected by recent events and we are still achieving excellent rents and the shortage of rental property in Brent is keeping rents up, and this will only continue if 'buy to let' landlords stay away from the market and I believe Mr Osborne miscalculated in implementing the additional purchase tax in April as it is largely small private landlords who have been supplying the market with additional properties to let, and without these landlords rents could rise further which I am sure is not what the former Chancellor intended.

My rentals team have capitalised on recent market conditions by letting several unsold properties and if you are struggling to sell your property our lettings department will be delighted to hear from you, if you will consider letting for a year or so until the market changes.

I am a firm believer that if the price is right your house will sell (even in these interesting times) and if you have had your property on the market for some time and have been unsuccessful in finding a purchaser please do telephone me, so that we may have an informal discussion about your sale, however, as I write (mid August) the country seems to be in vacation mode and I hope that once the children return to school in September you will call me so that we can start your house move prior to the Christmas recess.

Best Wishes to all.

John S Hooper, FNAEA
For Hoopers

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Park Avenue North NW10

£1,095,000 Freehold

A semi-detached spacious house with 4 bedrooms, bathroom and WC to first floor, and 4 reception rooms and kitchen to ground floor.

• The property is currently arranged for letting and could be continued as same or reverted to a spacious family house • Gas central heating • Double glazed windows • Off street parking • The property is located within a few hundred yards of Willesden Green (Zone 2 – Jubilee Line) station • Located approx 50 yards from Gladstone Park open space.

Dewsbury Road NW10

£799,950 Freehold

An end terrace Edwardian built house in this highly desirable street forming part of the ever popular Dollis Hill Estate being within a few hundred yards of Dollis Hill station and Gladstone Park.

• 3 bedrooms • Kitchen extension • 2 bathrooms • Side pedestrian access • South facing 50ft maximum approx rear garden.

Randall Avenue NW2

£765,000 Freehold

A semi-detached well presented extended 1930's built 3 bedroom house and being of the larger type for Randall Avenue.

• Gas central heating • Double glazed windows • Garage to rear of property approached via a shared drive-in • Built-in wardrobes to all bedrooms • Insulated outbuilding to rear garden • Spacious kitchen/dinner • Ground floor guest cloakroom • Utility room • Spacious first floor bathroom.

Tanfield Avenue NW2

£750,000 Freehold

A rare opportunity to purchase this spacious extended semi-detached house in this popular residential road.

• The property is currently licensed with the local authority as HMO (house in multiply occupation) for seven persons and is presented in a very good condition • Gas central heating • Double glazed windows • 6 Bedrooms • 4 Bathrooms (1 en-suite) • Extended kitchen /diner • Own drive way with access to garage space • Front and rear gardens.

Dollis Hill Avenue NW2
£750,000 Freehold

A charming extended purpose built 4 bedroom semi-detached house in this desirable residential road just off the Edgware Road (A5).
• Gas central heating • Mostly leaded double glazed windows • 4 bedrooms to first floor • Extended dining room + lounge • 2 bathrooms • Alarm system • Spacious kitchen • South facing rear garden with decking and lawn.

Dollis Hill Avenue NW2
£725,000 Freehold

An extended and well presented 3 bedroom semi-detached house in this desirable road parallel to Dollis Hill Lane.
• Guest WC • Two reception rooms • Kitchen diner (extension) • 3 bedrooms • Bathroom/WC • Shower room to ground floor • Gas central heating • Double glazed windows • Side pedestrian access • Rear garden of some 50' long approx • Nearest stations Kilburn, Dollis Hill or Neasden (Jubilee Line) or Cricklewood (overground trains).

Ambleside Road NW10
£669,950 Freehold

A centre terrace Victorian built 3 double bedroom house close to Roundwood Park and offered for sale chain free.
• Gas central heating • Double glazed windows • Large bathroom and separate WC • 3 reception rooms • Kitchen • Utility room • Guest cloakroom to ground floor • The nearest stations are Dollis Hill or Harlesden.

Sherrick Green Road NW10
£850,000 Freehold

A spacious unusual semi-detached house on the popular Dollis Hill Estate.
• Sought after residential location • Gas central heating • Double glazed windows • Seven bedrooms (four with en suite facilities) • Two reception rooms to ground floor • Ground floor guest cloak room • Utility room • Spacious and large fitted kitchen/ diner • Second floor (Loft conversion) with 2 bedrooms and bathroom • Off street parking to front garden.

Kenwyn Drive NW2
£555,000 Freehold

A bay fronted 2 storey centre terrace 3 bedroom 1930's built house in this popular residential road off Tanfield Avenue.
• Gas central heating • Double glazed windows • Fitted wardrobes to all bedrooms • 60' approx rear garden • Double width garage to rear of property (approached via a rear service road) • The property is located within a few hundred yards of Neasden shopping centre with the nearest station being Neasden (Jubilee Line).

Aberdeen Road NW10
£995,000 Freehold

A substantial end terrace corner house on popular Dollis Hill Estate.
• Gas central heating • Double glazed windows • Loft conversion providing separate suite • Side and rear extensions providing a large kitchen and rear reception room • Large detached garage to rear of property • Front and rear gardens • The property is located within a few hundred yards of Gladstone Park and Dollis Hill (Jubilee line) station.

Dawpool Road NW2
£559,950 Freehold

A well presented fine example of a centre terrace 3 bedroom family house in the popular Brentwater area.
• Gas central heating • Double glazed windows • Off street parking • South facing rear garden • Lounge • Open plan kitchen/rear reception room • Wood finish internal doors, architraves and skirting boards • Wood flooring to most rooms • The property is located within a few hundred yards of local bus services and schools at Crest Road • The nearest station is Neasden (Jubilee line).

Clifford Way NW10
£799,950 Freehold

A larger than average spacious 4 bedroom Semi detached house built circa 1930's.
• Garage with own drive-in for additional parking • Gas central heating • Double glazed windows • South facing rear garden • Mainly wood laminate flooring • The property is located within a few hundred yards of Gladstone Park. • The nearest stations are Neasden or Dollis Hill (Jubilee Line).

Chartley Avenue NW2

£599,950 Freehold

A well presented extended semi-detached 3 bedroom family house in this popular location.

• Ground floor rear extension providing an enlarged kitchen measuring 16'9" x 7'3" and a rear reception room of some 21' x 11'3" • Gas central heating • Double glazed windows • Garage to rear of property • Front and rear gardens • Ground floor guest cloakroom.

Cairnfield Avenue NW2

£569,950 Freehold

A unique semi-detached extended chalet bungalow providing spacious accommodation.

• 3 bedrooms • 2 bathrooms • Large kitchen/diner • Spacious lounge • Alarm system • Off street parking for 2 vehicles • Rear garden with fish pond • Gas central heating • Double glazed windows • Utility room • The nearest station is Neasden (Jubilee Line).

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Rosecroft Gardens NW2

£750,000 Freehold

A semi-detached 1930's built unique property situated in this highly desirable residential cul de sac off Dollis Hill Lane opposite Gladstone Park.

• Garage with own drive-in for additional parking for several vehicles, which is an unusual feature for Rosecroft Gardens • Gas central heating • Double glazed windows • Land to side of property suitable for single or two storey extension (subject to planning permission) • 90' approx rear garden.

Oxgate Gardens NW2

£750,000 Freehold

A 3 bedroom 1920's built corner house situated at the junction of Conway Road and Oxgate Gardens, and offered for sale chain free.

• Gas central heating • Double glazed windows • Detached garage to rear of property (approached via its own drive-in) • South facing rear garden • The property is located within a few yards of local bus services at the A5 (Edgware Road) with the nearest stations being Cricklewood (Overground) trains, Neasden or Kilburn (Jubilee Line).

A Friend in the Community

Hoopers were delighted to be involved with the first St Catherine's Neasden Church Summer Fair held on Saturday the 9th of July 2016 and the event was well attended. It was a lively atmosphere with many stalls and entertainment and we were privileged to support the event by supplying a bouncy castle.

The event was attended by Mayor Parvez Ahmed and you will see our principal John Hooper with Rob Harrison the vicar of St Catherine's Church.

Our principal John Hooper was very keen to support the event because John has fond memories of growing up in Neasden and as a child he sang in the church choir at St Catherine's under the direction of Arthur Christelo and church organist Mr Tucker and John is quick to point out that although singing in the church choir was financially not as rewarding as selling houses he did however receive on most Saturdays half a crown (12.5p today) for choir singing at weddings.

Hoopers also supported the Convent of Jesus & Mary's School Summer Fair in Willesden on the same day which was a tremendous event with music, dancing and an attendance by the local Fire Brigade complete with fire engine and you will see from the photos below that the event was well attended with John Hooper presenting a Cheque to the school governor Mrs Ohiggins and again this event was attended by Mayor Ahmed.

Ashcombe Park NW2

£599,950 Freehold

An end of terrace 1930's built extended 3 bedroom family house in this desirable road off Cairnfield Avenue and located within a few hundred yards of Neasden shopping centre and bus services.

• Gas central heating • Partly double glazed windows • Rear extension providing large kitchen/diner • Double garage to rear of property (approached via a rear access road) • Off street parking to front • The nearest is station is Neasden (Jubilee Line).

Birchen Close NW9

£465,000 Freehold

A semi-detached three bedroom house constructed circa 1930's and situated in this idyllic cul de sac off Old Church Lane and being within a few hundred yards of local bus services and shops at Blackbird Hill.

• Gas central heating • Double glazed windows • Corner site • The nearest station is Wembley Park (Jubilee and Metropolitan Lines).

Coles Green Road NW2

£529,950 Freehold

A three bedroom 1930's built centre terrace house with bay window frontage located in this popular residential road off Dollis Hill Lane.

• Off street parking • 100 ft plus rear garden • Double glazed windows • 2 reception rooms.

Woodheyes Road NW10

£475,000 Freehold

A charming Victorian built 2/3 bedroom cottage constructed circa 1880.

• Gas central heating • Double glazed windows • Lounge • Kitchen/diner • Spacious dining room • Lovely rear garden • This property is well presented • Large garage to rear of property.

This is a small selection of properties we have recently sold...

The Circle NW2

North Circular Road NW2

Nicoll Road NW10

Dawpool Road NW2

Park View Road NW10

Gladstone Park Gardens NW2

West View Close NW10

Ashcombe Park NW2

Dollis Hill Lane NW2

St Raphaels Way NW10

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Dunster Drive NW9

Dewsbury Road NW10

Cairnfield Avenue NW2

Shepherds Walk NW2

Attewood Avenue NW10

Crest Road NW2

Vincent Gardens NW2

West Way NW10

West View Close NW10

Shepherds Walk NW2

£415,000 Freehold

A 2 storey centre terrace house constructed circa 1988 by Costain Homes, ideally suitable for a first time buyer or as a 'buy to let' investment.

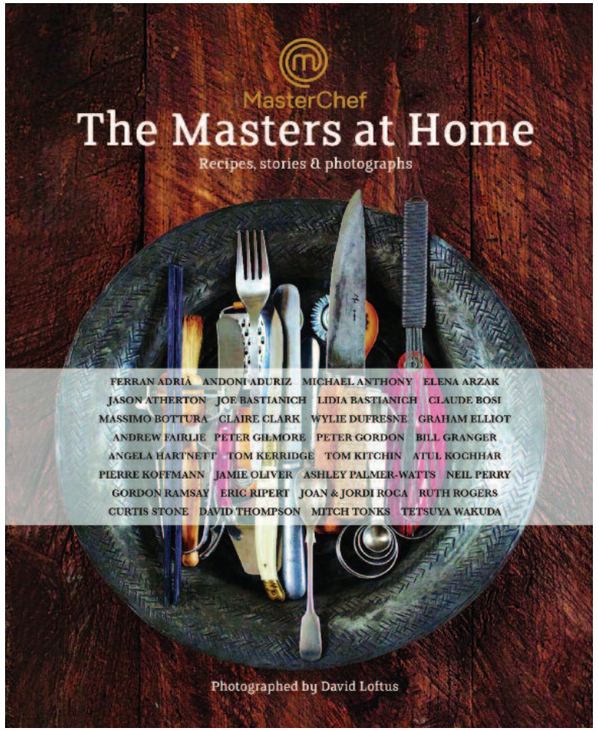
• 2 double bedrooms • Lounge • Kitchen • Bathroom/WC • Ground floor guest cloakroom • Gas central heating • Off street parking • Own rear garden • The nearest station is Neasden (Jubilee Line) • Bus services and schools are located within a few hundred yards at Crest Road.

Gladstone Park Gardens NW2

£825,000 Freehold

A stunning semi-detached 3 storey, four bedroom house with two bathrooms which must be seen internally to appreciate the condition and size.

• Gas central heating • Double glazed windows • Spacious 'L' shaped loft conversion providing a spacious suite with en suite shower room/WC • Wood flooring to ground floor • 3 large bedrooms and bathroom/WC to first floor • 2 reception rooms and a spacious kitchen to ground floor • South facing 50ft approx rear garden.



Masterchef, The Masters at Home

Master chefs from around the globe congregate in this groundbreaking book to celebrate delicious food for perfect weekends at home. Extract taken from MasterChef: The Masters at Home published by Absolute Press, £25.00, Hardback, Photography © David Loftus

Ever wondered what chefs love to cook when they are in their own kitchen? Away from the intensity and heat of restaurant service, what food makes them happiest on a weekend off? 35 globally renowned chefs have each shared three recipes for their favourite weekend treats in this special MasterChef collection of food at home. The fascinating background of each chef is explored and accompanying candid snapshots from their home life provide a unique, never-seen-before window into their world. Such an intimate showcase of chefs' private cooking is artistically captured by the legendary photographer David Loftus. This brilliant cookbook is distinctive in style and substance; a ground-breaking masterpiece for the new MasterChef book series from Absolute Press. Huge names in the culinary world each share three favourite recipes for food they love to cook at home, we take a look.

Few chefs have the international profile of Gordon Ramsay. A superlative chef, he won the much-sought-after award of three-Michelin-stars at the tender age of 31 at his flagship London eaterie, Restaurant Gordon Ramsay, the youngest chef to do so in the UK at that time. He then proceeded to build an international restaurant empire and a television career as host on a number of reality and culinary shows on both sides of the Atlantic.

His restaurant realm of over 20 businesses stretches far beyond London - to New York, Las Vegas, Paris, the Middle East and the Far East - and includes gastropubs, steak houses and, more recently, his Bread Street Kitchen all-day dining restaurants.

Ramsay is famous for his straight talking. He's been reported as having robust views about vegetarians on more than one occasion, but in truth he's adamant about being 'absolutely OK with vegetarians! Really!' More than that, he believes that vegetables are underrated - 'grilled with a bit of spice they are a great part of a meal'.

As a young teenager he had ambitions to be a professional footballer in the UK; however, injury soon made Ramsay consider another path. After being mentored by some of the great trail-blazers of London cuisine - including Albert Roux and Marco Pierre White - in the late 1900s he struck out on his own, perfecting his brand of elegant modern Franco-Italian cooking along the way, picking up countless culinary awards as he did so.

Away from the kitchen, Ramsay is famous for his marathon running and these days he adds 'long bike rides' to his relaxation routine - all part of getting ready for Iron Man triathlons. A glass or two of cold pressed juice at breakfast sets him up for his exertions. Being so obsessed by exercise, however, doesn't stop him admitting to having a 'weakness' for cars: or a guilty yearning for burgers!

Home life is centred around his wife, Tana, and their four children. His tip for home cooks is to try beef Wellington if you're after a wow factor on the dinner table: 'It's really impressive and gets the family together.'

Gordon Ramsay

'I have a huge selection of cookbooks and love them all.'

Secret Food Haunt
The Farmers' Market, the Grove, Los Angeles. An outdoor market, established originally in 1934 and located in the Fairfax district of the city, it has local farm produce of every kind alongside restaurants, cafés and food stalls. Latin American and Asian food cuisine is particularly good here.

Slow-roast Pork with Apple and Lavender Sauce

Slow cooking renders pork shoulder meltingly tender and the sauce balances the richness perfectly. If you don't have any lavender, replace the caster sugar with lavender sugar, which you can buy from selected supermarkets and delis.

Serves 6-8
1 x 2kg boned shoulder of pork
3 medium onions, halved
4–5 bay leaves
Olive oil for the tin
200ml dry cider

For the apple and lavender sauce
4 cooking apples
30g butter
30g caster sugar
Flowers stripped from a few lavender stems
Sea salt and freshly ground black pepper

Preheat the oven to its highest setting. Pat the pork rind dry with kitchen paper, then score at 5mm intervals. Rub all over with salt and pepper, massaging the seasoning into the cuts. Scatter the onion halves and bay leaves in a lightly oiled roasting tin and lay the pork on top, skin side up.

Roast for 20–25 minutes until the skin starts to blister and crisp, then lower the oven setting to 130°C (conventional oven 150°C/Gas Mark 2). If there is any rendered fat, remove from the tin, then pour the cider around the pork. Cover with foil and roast for a further 4–5 hours until the pork is very tender. Several times during roasting, lift the foil and baste the sides of the joint with the pan juices. The pork is done when it can easily be shredded with a fork.

While the pork is roasting, make the sauce. Peel, core and roughly chop the apples. Melt the butter in a saucepan and add the apples with the sugar and lavender flowers. Cook over a medium–high heat for 10–15 minutes until soft and pulpy, stirring occasionally and adding a little water if needed. Sieve if you prefer a very smooth sauce. Season with salt and freshly ground pepper, and set aside, ready to reheat gently before serving.

When the pork is cooked, take it out of the oven. Slice off the rind and place it on a baking sheet. Turn the oven to its highest setting and roast the rind for 10–15 minutes until it turns to a crisp, golden crackling. Meanwhile, cover the pork shoulder loosely with foil and leave to rest in a warm place for 15–20 minutes.

Slice the pork shoulder thickly and serve with the pan juices, warm apple and lavender sauce and broken shards of crisp crackling.

Kenwyn Drive, Neasden NW2
£599,950 Freehold

A semi-detached 3 bedroom family house which has large room sizes compared to many houses in Kenwyn Drive.
• 3 good size bedrooms • Fitted kitchen with integrated appliances • Modern bathroom • Gas central heating Double glazed windows • Off street parking to front of the property • Shared drive to side of property leading to rear garden with patio and lawn • Nearest station Neasden (Jubilee Line) • Located within a few yards of bus services at Tanfield Avenue.

Elm Way, Neasden NW10
£615,000 Freehold

A magnificent well presented spacious centre terrace 1930's built house in this desirable road off Village Way, and being well located for easy access to all main amenities including Neasden (Jubilee Line) tube station.
• Gas central heating • Double glazed windows • Renewed roof • Conservatory extension • Wood flooring and internal doors • Recently appointed kitchen and bathroom • Off street parking for at least 2 vehicles • Rear garden with double width garage to the rear.

Sonia Gardens, Dollis Hill NW10
£750,000 Freehold

A well presented spacious 3 bedroom 1930's built semi-detached house in this desirable residential street located between Park View Road and Dudden Hill Lane.
• Gas central heating • Double glazed windows • 125' approx south facing rear garden • Garage to the side of the property with own drive in for additional parking for several vehicles • Spacious kitchen • Potential to extend the property to the side and rear and loft (subject to planning permission) • The nearest station is Neasden (Jubilee Line).

Hamilton Road, Dollis Hill NW10
£725,000 Freehold

A centre terraced house constructed circa 1950 and situated on the very popular Dollis Hill Estate.
• Three bedrooms • Two reception rooms • Kitchen • Conservatory • Bathroom/WC • The property is within a few yards of Gladstone Park and Dollis Hill (Jubilee Line) tube station • Gas central heating • Double glazed windows • Sought after residential location • Views over Gladstone Park.

A New Discovery

The 2017 Land Rover Discovery Sport is the car that never forgets thanks to the world-first integration of Tile's advanced tracking app. The premium compact SUV is the first vehicle to incorporate the pioneering technology in addition to enhanced new design, convenience and safety features.

The rush to work or the school run can often result in important items being left behind, but the new Discovery Sport is designed to make forgotten wallets and missing bags a thing of the past.

The app uses Tile tags, tiny Bluetooth trackers that can be attached to important items and used to track their whereabouts using smartphone technology.

With the average person spending 15 minutes a day searching for lost items, the unique in-vehicle app promises to put an end to this wasted time. Once the app is initiated using the central touchscreen, customers are alerted if specified items are not inside the vehicle and are even able to get on-screen directions to their last known location.

Peter Virk, Jaguar Land Rover's Director of Connected Technologies & Apps, said, "Losing your wallet or leaving your child's sports kit behind isn't just an inconvenience. The realisation you've mislaid something important can be a cause of distraction. Our unique partnership with Tile means customers can check the status of tagged items using Discovery Sport's touchscreen, so forgotten items will be a thing of the past."

Jaguar Land Rover is the first automotive company to integrate Tile with its in-car entertainment system. The partnership allows customers to establish a list of 'Essentials' using the vehicle touchscreen, which are always checked when the app is initiated. If items are lost inside the vehicle, customers are able to sound a 90-decibel alarm on the Tile tag, to help locate them.

Mike Farley, CEO of Tile, said, "We're really excited to be partnering with Jaguar Land Rover. We believe this integration will provide many benefits such as improved assurance and peace of mind about the whereabouts of essential items, helping drivers save time before they embark on journeys. Having increased the number of Tiles in circulation from two million to over five million in the last six months alone, we are confident of the extensive advantages this will bring to Jaguar Land Rover customers globally."

The Tile smartphone app is compatible with both Android and Apple platforms and the number of items that can be tracked is limitless.

Premium Design Enhancements

New for the 2017 Discovery Sport is a Graphite Pack which comprises a Dark Atlas colour finish to the grille, bonnet script and side vents, a Corris Grey contrast roof and Narvik Black mirror caps. The Graphite Pack is available as an option on SE and SE Tech derivatives and includes a new 19-inch wheel option.

Gerry McGovern, Chief Design Officer, said: "Our customers want their vehicles to stand out and expect a wide range of personalisation options. With its polished finishes the additional Graphite Pack gives our compact SUV a uniquely distinctive appearance."

New 2017 Discovery Sport is also available in four new body colours: Silicon Silver, Farallon Black, Carpathian Grey and Aruba metallic finishes. The premium compact SUV is manufactured at Jaguar Land Rover's award-winning Halewood plant in the UK.

Cutting-Edge Convenience Technology

Jaguar Land Rover's updated InControl Touch Pro infotainment system is at the heart of the technological additions. The new set-up provides a larger 10.2-inch touchscreen and intuitive menus, replicating the look and feel of smartphone apps and allowing users to swipe and pinch, just as they would on a tablet.

The screen does not require any 'hard' buttons and provides a super-wide 21:9 format with higher resolution than the standard 8-inch touchscreen. In

addition, the increased pixel-count provides superior clarity when using the dual-screen option, ensuring neither driver nor passenger sacrifices screen quality.

InControl Touch Pro's state-of-the art capability is delivered through a combination of a super-fast access 60GB Solid State Drive (SSD), which is around 100 per cent faster than a typical hard disc drive (HDD) and is the first automotive use of Intel's high-performance Quad-Core computing and graphics processor.

Advanced Safety Systems

Complementing the enhanced design, convenience and technology features fitted to the 2017 Discovery Sport is a trio of new safety systems.

Driver Condition Monitor alerts the driver via visual and audible warnings if it detects signs of drowsiness. The vehicle algorithm, which continuously monitors driver inputs looking for signs of fatigue, helps to ensure safe driving.

Intelligent Speed Limiter helps drivers to keep to the speed limit. The system takes advantage of the Traffic Sign Recognition feature to detect changes to the prevailing limit. When a change occurs, the driver is prompted to accept the new maximum speed limit. Once accepted the vehicle will automatically begin to slow the vehicle to the required speed.

Lane Keep Assist uses the forward-facing camera on the vehicle to detect lane markings. If the driver begins to veer out of their lane without indicating, the vehicle will gently counter-steer to ensure it does not leave its lane unintentionally.

The updated Discovery Sport is available to order now in the UK from £31,095 on the road.

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Your home may be repossessed if you do not keep up repayments on your mortgage.
You can choose how we get paid, we can charge a fee of typically 1% of the amount borrowed or accept commission from the lender.

These photographs are a selection of properties we have recently let and we urgently require additional properties to satisfy demand. Please note we let properties throughout NW2, NW10 and NW9.

• Full lettings and management service • Quality tenant referencing

• Over 30 years of local property knowledge • Members of ARLA

Park View Road NW10

£759,950 Freehold

A semi-detached 4 bedroom house in this Sought after residential road off Dollis Hill Lane.

• Gas central heating • Double glazed windows • 4 bedrooms and bathroom to first floor • 2 reception rooms, kitchen and guest WC to ground floor • The nearest tube stations are Neasden or Dollis Hill (Jubilee Line) • The property is located within a few yards of Gladstone Park.

Temple Road NW2.

£499,950 Share of Freehold

A magnificent ground floor purpose built Victorian maisonette with own front door to street.

• This property could be used as 3 bedrooms and 1 reception room or as 2 bedrooms and 2 reception rooms • Gas central heating • Double glazed windows • Wood flooring to most rooms • Own rear garden having a southerly aspect • Period features • Fitted kitchen.

North Circular Road NW2

£459,950 Freehold

An end terrace 1930's built 3 bedroom family house located between Neasden Lane North and Aboyne Road on the North carriageway.

• The property has a good frontage to the road • Gas central heating • Secondary & Double glazing • 2 reception rooms and kitchen to ground floor • Spacious storm porch • 3 bedrooms, bathroom and separate WC to first floor • Side pedestrian access • Rear garden • Off street parking for several vehicles.

Nevilles Court, Dollis Hill NW2

£475,000 Leasehold

A lovely 3 bedroom third (Top) floor flat in this highly desirable residential development located in Dollis Hill Lane opposite Gladstone Park and close to the junction with Park Side.

• Gas central heating • Double glazed windows • 3/4 bedrooms • Exclusive south facing balcony • 1/2 living rooms • Residents parking • The nearest stations are Dollis Hill or Neasden (Jubilee Line) • 59 year lease remaining.

Lovat Close NW2
£389,950 Leasehold

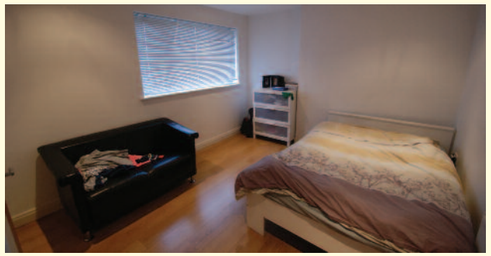
A purpose-built two bedroom first floor maisonette in desirable cul de sac, close to shops and transport.
• 2 good size bedrooms • Own large rear garden • Own front door to street • Double glazed windows • The property is located just off Tanfield Avenue and is well positioned for access to local bus services and is ten minutes walk to Neasden station (Jubilee Line).

Chartley Avenue NW2
£339,950 Leasehold

A two bedroom first floor flat converted from semi-detached 1930's built house situated in this popular residential road off Cairnfield Avenue.
• Gas central heating • Double glazed windows • 125 year lease
• The property is located within a few yards of Neasden shopping centre and bus services and the nearest station is Neasden (Jubilee Line).

Leeland Way NW10
£375,000 Leasehold

A third floor flat constructed within the last 5 years and offering spacious accommodation for home occupation or 'buy to let' purposes.
• 2 good sized bedrooms • Spacious open plan lounge/kitchen area • Gas central heating • Double glazed windows • Exclusive balcony • 2 bathrooms (1 en-suite to main bedroom) • Lease in excess of 100 years remaining • Security entry phone system to main communal door.



Neasden Lane NW10
£359,950 Leasehold

A spacious first floor flat carved from two storey Victorian built period house.
• The property is in need of refurbishment and represents a good opportunity for either 'buy to let' purposes or for a home owner
• 2 double bedrooms • Lounge • Kitchen/diner • Bathroom/WC
• Gas central heating • Chain free sale • Generous room sizes
• We understand planning permission was obtained for conversion of the loft space into a one bedroom apartment.

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Hoopers ESTATE AGENTS

Southview Avenue NW10

£339,950 Leasehold

A recently refurbished well presented 'ready to move into' ground floor purpose built 1930's maisonette in this sought after 'no through' residential road off Dudden Hill Lane.

• Gas central heating • Double glazed windows • Chain free sale • Own front door to street • Front garden • Own section of rear garden • Modern kitchen and bathroom • The property is located within a few hundred yards of Neasden (Jubilee Line) tube station.

Neasden Lane NW10

£315,000 Leasehold

A third floor newly built 1 bedroom flat in a purpose built residential development.

• Gas central heating • Double glazed windows • 10 year warranty • Chain free sale • Own Balcony • Fitted kitchen with granite work surfaces and integrated appliances • The property is located within few hundred yards of Neasden (Jubilee Line) tube station.

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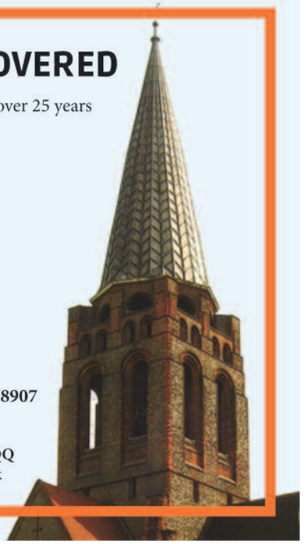

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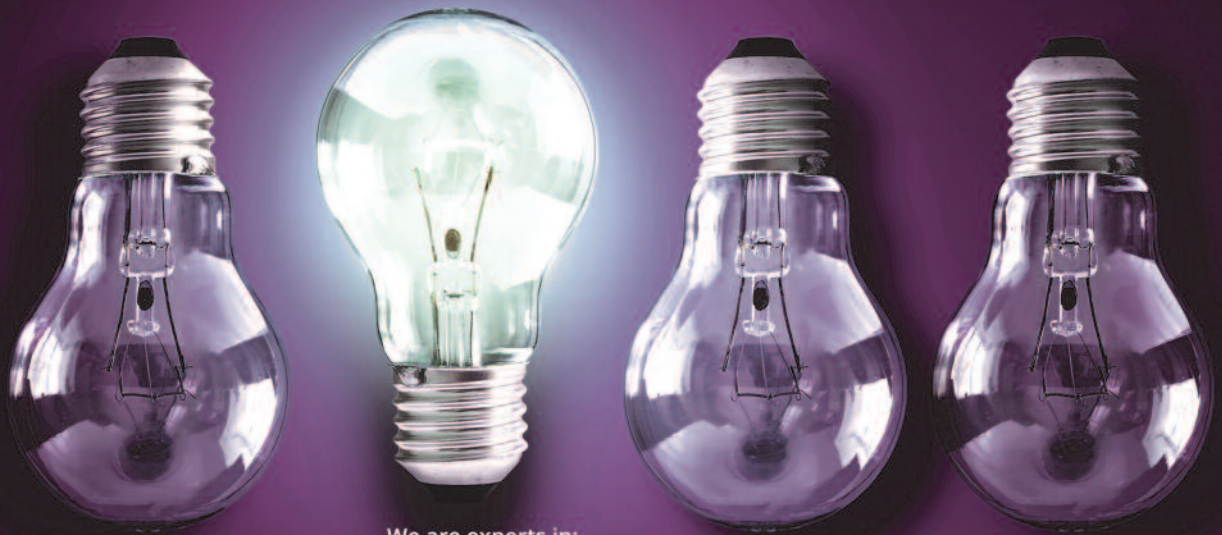

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