



*Property News*

# Market Update

## Winter 2021

**Welcome to another edition of Property News and let's hope 2021 is a better year for everyone although it has had a shaky start.**

Quite remarkably despite the uncertainty of Covid and Brexit the local housing market has held up well since we returned from the first Corona virus lockdown in June 2020 with local house prices remaining steady (if not increasing) and plenty of buyer demand during the Summer and Autumn of 2020 partly fuelled by the Stamp Duty relaxation and in part to the government leaving Estate Agents open to trade during the second and present lockdowns and sales have been brisk with many buyers trying to complete their purchases before the 31st of March 2021 in order to save an average of £15,000 on Stamp Duty.

My heart goes out to those whose businesses are in tourism, hospitality, entertainment, etc., who have been suffering over the last year and closed during all lockdowns and I am just grateful that the housing market has been so buoyant with the public wishing to buy and sell houses.

You will note on page 8 of this magazine our commitment to you as a vendor/landlord/buyer or tenant and we do go the extra mile to make things happen for you and we provide a bespoke personal service and when you use Hoopers you are not just a number.

I hope you will enjoy browsing through the quality properties we have for sale in this edition of Property News and if you are considering selling your property please do not hesitate to get in contact with me on **0208 450 1633** as we have buyers for all types of property in NW2, NW10 and NW9.

Finally, I would like to take this opportunity to thank all my vendors and purchasers who have bought or sold properties through me over the years because your contribution allows us to continue providing (and improving) the quality service that you all deserve.

Best wishes to you all, please Stay Safe and let's all hope for a prompt end to the Covid pandemic.

John Hooper  
**For Hoopers**



# FOR SALE



Dollis Hill Lane, NW2

£945,000

A very spacious three floor semi-detached house measuring some 2,478 sq ft comprising:

**Freehold**

- Gas central heating
- Double glazed windows
- Seven bedrooms (one en-suite)
- Three bathrooms
- Three reception rooms
- Ground floor granny annexe providing a bedroom and en-suite bathroom
- Off street parking
- Gladstone Park is within a few hundred yards and Brent Cross shopping complex is within two to three miles radius approximately
- The nearest stations are Neasden, Dollis Hill or Kilburn (Jubilee Line) or Cricklewood (overground trains)



Vincent Gdns, NW2

OIRO £750,000

An extended 3 bedroom 1930's built semi-detached house in this highly desirable residential road comprising:

**Freehold**

- Gas Central heating
- Double glazed windows
- 3 Bedrooms
- Ground floor extension
- Garage
- Rear garden in excess of 100 ft
- Gross internal floor area of 1,259 sq ft (117 sq m) approximately
- The property is located within a few yards of local bus services and schools at Tanfield Avenue and Gladstone Park
- The nearest Stations are Neasden or Dollis Hill (Jubilee Line)
- Chain free sale



# FOR SALE



**Paddock Road, NW2**

**£775,000**

A fabulous extended semi-detached house situated over three floors and offering spacious family accommodation comprising:

**Freehold**

- Gas central heating
- Double glazed windows
- Garage to rear of property approached via own drive-in for additional parking.
- Loft conversion providing additional large bedroom and en-suite shower room/WC
- Ground floor shower room/WC
- Large extended kitchen/diner
- Gross internal floor area of 1,830 sq ft (170 sq m) approximately
- The property is located within a few yards of Crest Road schools, bus services and local shops
- The nearest Station is Neasden (Jubilee Line)



**Homestead Park, NW2**

**Offers over £800,000**

A rare opportunity to purchase a unique four bedroom semi-detached property constructed circa 1926 and situated in a unique residential cul-de-sac virtually opposite Gladstone Park

**Freehold**

- Gas central heating
- Double glazed replacement windows
- Built-in wardrobes to all bedrooms
- Detached garage to side of property approached via own drive-in.
- Wrap around gardens
- Spacious lounge
- First floor bathroom and ground floor shower room
- Gross internal floor area of 1,157 sq ft (107 sq m) approximately
- The nearest stations are Neasden or Dollis Hill (Jubilee Line)
- Conservation area

# FOR SALE



Randall Avenue, NW2

£730,000

A semi-detached 1930's style larger type house for the road situated off Dollis Hill Lane

**Freehold**

- Gas central heating
- Double glazed windows
- Garage attached to side of property (approached via its own drive)
- Gross internal floor area of 1,163 sq ft (108 sq m) approximately
- Chain free sale
- Ground floor guest cloakroom
- The property is located within a few yards of local schools and bus services.
- The nearest station is Neasden (Jubilee Line)



Ashcombe Park, NW2

£585,000

A charming and well presented centre terrace family house and situated in this desirable residential road off Cairnfield Avenue

**Freehold**

*Only an internal inspection of this property will allow a potential buyer to appreciate the character that this property affords*

- Gas central heating
- Double glazed windows
- Off street parking to front for two vehicles
- Detached garage to rear of property (approached via a rear service road)
- Lovely rear garden with decking area, lawn and shrub borders.
- Feature fireplaces
- Gross internal floor area of 936 sq ft (87 sq m) approximately
- The property is located within a few yards of local schools and bus services
- The nearest Stations is Neasden (Jubilee Line)



# 2021



## January

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31						

## February

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28						

## March

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## July

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## August

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## September

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## April

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## May

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## June

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## October

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24	25	26	27	28	29	30
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## November

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## December

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26	27	28	29	30	31	



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*Traditional Estate  
Agents using  
modern methods  
and providing a bespoke  
personalised service*



## Our Commitment

For sellers and landlords who are kind enough to allow us to value their property for sale or let you have our promise that we will never knowingly over/under value your property and in arriving at our opinion of the value of your property we will use details of recently sold/let comparable properties in

close proximity to your property which together with our local knowledge and experience will provide you with a realistic market price to actually sell your property. As a seller or landlord we will always act in your best interests as we are fully aware who is paying for our services and that you have a choice who you sell or let your property through and we will keep you fully informed throughout the process with up-to-date information by email, telephone and text.





# All Sold in the last few months



## All Sold in the last few months



# All Sold in the last few months



# Ready to move? We are.

- Top prices achieved
- Personal and professional service provided by motivated owner/Principal with experienced separate Sales and Lettings teams
- Over 35 years local selling/letting experience
- We cover all of NW10, NW2 and NW9
- No sale no fee
- Extensive internet advertising on all major sites including Rightmove and Zoopla
- Innovative marketing solutions produced throughout the year (such as the magazine you are reading)

**NEW**

**3D video photography  
available on all properties  
we are instructed to sell**



*To arrange your free marketing  
appraisal, for sale or rental*

***please telephone***

**0208 450 1633**



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**[www.hoopersestateagents.co.uk](http://www.hoopersestateagents.co.uk)**