

WINTER COLLECTION 2021/22

PROPERTY NEWS



Hoopers
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Property News magazine is distributed to
25,000 homes from Kensal Rise to Kingsbury.
This is the unique selling tool for Hoopers customers.

If you wish to sell and you want your property to stand out
in the marketplace telephone 020 8450 1633 to arrange your
Free Market Valuation For Sale.

Market update

Welcome to the return of Property News – your local property magazine with the compliments of your leading local Estate Agent. During the Covid lockdowns the production of Property News was halted, however we are delighted to tell you that Property News will be distributed again every few months during 2022 to over 25,000 homes locally and we hope that you enjoy reading our magazine.

2021 has been an incredible year for the housing market primarily due to the government Stamp Duty concession which saved purchasers £15,000 in Stamp Duty if they purchased a property before the 30th of June 2021. The Stamp Duty incentive brought in a lot of extra buyers who might have left it later in the year to purchase but decided to buy earlier to take advantage of tax saving and as a result of this house prices have increased by about 7% during 2021.

We thought the market would take a nosedive after the 30th of June but in fact the opposite has been the case and we are extremely busy with new sales and properties coming on to the market and with people now returning to work in London we feel this will continue into 2022.

We are expecting the usual rush in January from buyers who have decided over Christmas they are going to move house in the New Year and therefore if you have a property you wish to sell in NW2, NW10 or NW9 please do not hesitate to contact me so that I may provide you with a marketing proposal tailored to your specific requirements.

Lettings have remained strong during 2021 and although some of our lettings personnel have changed during the year the current team of Yolanda and Patricia are achieving fabulous results

“We thought the market would take a nosedive after the 30th of June but in fact the opposite has been the case,,

with many new lettings and renewals and their service is bespoke to each client and if you have a property to let in NW2, NW10 or NW9 please contact Yolanda on 0208 208 0077 so that she may help you with your enquiry.

Rents have increased in 2021 primarily as a result of huge demand from tenants and fewer properties being available to rent.

If like some landlords you are stuck in an ongoing contract with your tenant which was set up many years ago please contact our Lettings team so they may update you as to what the current rent should be for your property as we are finding that many new landlords approaching us are currently letting below the market rent.

All that is left for me to do is to wish all my past, present and future customers a Happy and enjoyable Christmas and I wish you all every success in 2022.



John S Hooper, FNAEA
For Hoopers

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GLADSTONE PARK GARDENS

NW2
£975,000 Freehold



A gorgeous four bedroom house situated on Gladstone Park Gardens close to Edgware Road.

- Gas central heating • Double glazed windows • Through lounge • Ground floor guest cloakroom • Side pedestrian access
- Four good sized bedrooms • Three bathrooms • Chain free sale • Gross internal floor area of 1,508 sq ft (140 sq m) approximately

To arrange your appointment to view
Telephone: 020 8450 1633
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Dollis Hill Lane, London NW2

£950,000 Freehold

A spacious extended semi-detached five bedroom house.

- Gas central heating • Double glazed windows • Extended through lounge and kitchen/diner • Garage converted into additional room (off kitchen) • Four bedrooms/bathroom/WC to first floor level • Additional bedroom and bathroom to second floor (loft conversion) • Off street parking for several vehicles



Cricklewood, London NW2

£525,000 Leasehold

A newly converted well appointed first floor two bedroom apartment.

- Central heating • Double glazed windows • Own front door to street • Chain free sale • Own rear garden • Gross internal floor area of 705 sq ft (65 sq m) approximately



UNIQUE DESIGN



Dollis Hill Lane, London NW2 £699,950 Freehold

An "Arts & Crafts" style semi-detached 3 bedroom house in this unique development situated opposite Gladstone Park.

- Gas central heating • Double glazed windows • Off street parking via own drive-in for several vehicles • Chain free sale
- Land to side of property to extend the house (subject to planning permission) • Conservation area

Seller will pay 50% of buyer's Stamp Duty cost to effect a quick sale



HALLS ADJOINING



Cedar Road, London NW2 £950,000 Freehold

A semi-detached halls adjoining two storey period house of generous proportions.

- Chain free sale • Four spacious bedrooms • Three reception rooms • Gas central heating • Double glazed windows
- Internal gross floor area of some 1,571 sq ft



OUR SERVICES INCLUDE:

- buying and selling properties
- commercial lease negotiations
- rights of way
- restrictive covenants
- lease extensions
- freehold purchases

We also specialise in probate, wills and estate planning as well as Court of Protection matters.



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- Full rubbish clearance
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- Garage/shed clearance
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Tel: 07961 123334

Email: evans.keith@hotmail.com

Licensed Waste Carrier



Hoopers Spot the Difference Competition.....



There are ten differences between the two photographs and if you can correctly spot all ten differences by circling them clearly on the right hand photograph and returning to us the entire cut out page as indicated by the scissor marks you will have a chance of winning a brand new ipad.

If you are entering the competition please ensure that you fill out your name, telephone number, address and email address as shown and return to us your completed entry form and you will be entered into the prize draw and the first correct entry drawn on the 31st of January 2022 will be the winner and you will be notified accordingly.



Name: _____

Telephone: _____

Address: _____

Email _____



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GRANNY ANNEXE



Randall Avenue, London NW2 £799,950 Freehold

A beautifully presented extended semi-detached house situated at the Gladstone Park end of this residential road.

- Gas central heating • Double glazed windows • Three/four bedrooms • Two bathrooms • Outbuilding to rear • Guest cloakroom • Ground floor granny annexe • Approximately 1,345 sq ft (125 sq m)



Barnhill Road, Wembley HA9 £350,000 Leasehold

A first floor purpose built maisonette constructed circa 1930 and offered for sale chain free. The property is located in a residential cul-de-sac off Barnhill Road.

- Gas central heating • Double glazed windows • 2 bedrooms • New 999 year lease will be available on completion • Private roof terrace • Approximate floor area of 602 sq ft (56 sq m)



Larch Road, Cricklewood NW2

£625,000 Leasehold

A newly converted spacious ground floor three bedroom garden flat in the popular "tree" roads of Cricklewood.

- Central heating • Double glazed windows • Spacious open plan living area/fitted kitchen • Internal floor area of 940 sq ft (87 sq m) • Sole use of own rear garden



Kendal Road, Dollis Hill NW10

£725,000 Leasehold

A spacious newly refurbished ground floor three bedroom garden flat located in this desirable residential road opposite Gladstone Park with three bathrooms (two en-suite) and a magnificent living room/newly appointed kitchen with underfloor heating.

- Chain free sale • Sole use of own south facing rear garden
- Off street parking • Internal gross floor area of some 1,156 sq ft





20

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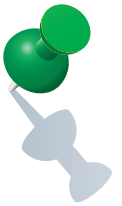
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| April | | | | | | | |
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| October | | | | | | | |
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| December | | | | | | | |
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... the housesold name

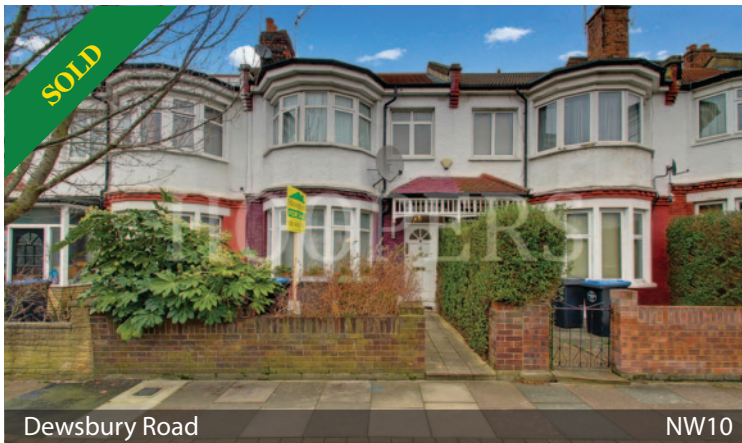
This is a small selection of properties



we have sold in 2021...



pers
Established 1984
SOLD
50 1633



**SOUTH FACING
GARDEN**



Dollis Hill, London NW10

£985,000 Freehold

A lovely Edwardian built centre terrace 4 bedroom house in this desirable road on the ever popular Dollis Hill Estate. The property is located close to the magnificent 80 acres of Gladstone Park.

- Gas central heating • Period features • South facing landscaped rear garden • Loft conversion providing additional bedroom and bathroom • Ground floor guest cloakroom • Ground floor rear extension • Internal floor area of 1,529 sq ft (142 sq)



SPACIOUS HOUSE



Neasden, London NW10

£750,000 Freehold

A semi-detached 4/5 bedroom house in well presented condition.

- Garage • Off street parking • Gas central heating • Double glazed windows • Ground floor rear extension providing large kitchen/diner and first floor extension providing additional room above kitchen • Chain free sale • Spacious loft conversion providing additional bedroom and bathroom • Internal gross floor area of some 1,736 sq ft



West Way, Neasden NW10

£799,000 Freehold

A fabulous semi-detached four bedroom corner house with two bathrooms. This property must be viewed to appreciate the condition.

- Extended ground floor kitchen/diner and living area • Chain free sale • Gas central heating • Double glazed windows • Spacious outbuilding • Landscaped rear garden some 74 feet in length • Annexe to garden which would make a perfect home office • Approximate floor area of 1,339 sq ft



Dewsbury Road, Dollis Hill NW10

Offers in excess of £800,000 Freehold

A semi-detached 1930's built house on the ever popular Dollis Hill Estate.

- Gas central heating • Double glazed windows • Spacious kitchen • Guest cloakroom • Ground floor rear extension • Gross internal floor area of 1,313 sq ft (122 sq m) approximately



A further selection of properties we have



ave sold in 2021...



pers
Established 1984
SOLD
50 1633





Brent Cross West Station.....

Brent Cross West station is due to open in 2022 and will be the first major new mainline station in London in over a decade. It will unlock housing and commercial development in the area and will provide a gateway from the new Brent Cross Town to the rest of London and beyond.

Journeys into Kings Cross and St Pancras from Brent Cross West should take just 12 minutes approximately and there will be direct links to Luton and Gatwick Airports and connections with Eurostar services from St Pancras. The station will link Hendon and Cricklewood stations enabling through journeys from Bedford to Brighton.

We understand at peak times there will be approximately eight Thameslink passenger trains per hour. There will be an overbridge crossing over the mainline which will link communities on both the east and west sides of the station and we envisage that with the opening of this new station local house prices in and around the Edgware Road and Dollis Hill Lane will increase significantly. We will let you have more information on the opening date for the station in the next edition of Property News.

“It will unlock housing and commercial development in the area and will provide a gateway from the new Brent Cross Town to the rest of London and beyond,,

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Hoopers Lettings have been operating for many years and we are the most established agent in Neasden. I re-joined Hoopers just two years ago after having previously worked in the sales team. Lettings is in my blood so when the opportunity arose to head up the Lettings department I jumped at the chance. I have never looked back and I have furthered my knowledge by attending many courses since.

Working for Hoopers has given me the opportunity to do what I love and what I do best – matching the right tenant to the right property. Hoopers want to make your letting or sale as stress free as possible so we have a great team here all pulling together to make that happen.

Renting is a lot harder now for tenants and landlords with so much new legislation, referencing, restrictions and Anti-Money Laundering legislation so with our expertise we are able to walk new tenants and landlords through the process seamlessly. My team here are fantastic, the admin department is well organised and run by Patricia Daniels so that all the paperwork is done correctly and all the checks and references are carried out to the highest standards so when the paperwork is handed over to our management team we are one hundred percent confident that everything is in order.

We do not just let properties, we are here to advise landlords on the best achievable sale price for their property if they choose to sell and we will talk through the process with you so you get the best price for your property from the housesold name.

If you have a property to let I look forward to hearing from you so I may show you what my team can do.

Best wishes for the festive season

Yolanda Doffman
Lettings Manager
Hoopers Estate Agents



CHAIN FREE



Sonia Gardens, Dollis Hill NW10 £895,000 Freehold

A spacious semi-detached 4 bedroom house with 2 bathrooms (one en-suite).

- Gas central heating • Double glazed windows • Extended kitchen/diner • Through lounge • Large integral garage
- South facing rear garden • Off street parking • Chain free sale • Gross internal floor area of 1,463 sq ft (136 sq m) approximately



THREE FLOOR HOUSE



Prout Grove NW10 £995,000 Freehold

A spacious semi-detached three storey Edwardian built house. This property has huge space of some 2,619 sq ft and offers enormous potential for conversion into three flats (subject to planning).

- Gas central heating • Double glazed windows • 5/6 bedrooms
- Three bathrooms plus guest cloakroom • Off street parking
- Granny annexe to ground floor





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