



For many people, buying or selling a home is part of something bigger. A move to retirement living. A downsizing decision. The settlement of a family estate.

When life changes, there can be a lot to manage. You don't need to know every step. **Just the first one.**

At Gordons Real Estate Brokerage, we help families, estate trustees, and professionals navigate life's major transitions with confidence. From real estate services to downsizing and estate settlement support, everything works together under one roof.

Since 1958, we've been the trusted partner people turn to when the details feel overwhelming. Our experienced realtors, project managers, downsizing specialists, and appraisers work together to ensure every project is managed professionally, efficiently, and with care.

Thank you for your interest in this property. If you have any questions, our team would be pleased to help.

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UNDER ONE ROOF.

PROPERTY INFORMATION

Welcome to 369 Hyde Park Road, where classic character meets fresh, modern style in one of London's most convenient and established northwest neighbourhoods. Bright, airy and thoughtfully updated, this inviting home offers the warmth and architectural charm of its era with the comfort of today's lifestyle.

The main floor features beautiful hardwood flooring, an open-concept layout and an abundance of natural light, creating an easy flow for both everyday living and entertaining. The updated kitchen feels fresh and functional, while the spacious living and family areas offer inviting places to gather, including a cozy gas fireplace. Three bedrooms are spread throughout the main and second floors, including a beautifully updated primary bedroom that provides a comfortable and stylish retreat.

Downstairs, the fully finished basement adds valuable living space with a comfortable recreation room centred around another gas fireplace — the perfect spot for movie nights, relaxing evenings or gathering with friends. An additional finished room offers wonderful flexibility as a fourth bedroom, home office, hobby room, guest space or whatever best suits your lifestyle.

PROPERTY INFORMATION

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Outside, the appeal continues. The large, fully fenced rear yard creates a wonderfully private setting with a spacious deck and courtyard — an ideal backdrop for summer dinners, morning coffee and entertaining. The detached double garage is an exceptional bonus, providing plenty of room for vehicles, storage, hobbies or workshop space.

As an added bonus, the property features an in ceiling radiant heating system helping keep things cozy and warm all winter long.

Set in the Hyde Park area, you're close to an impressive range of shopping, restaurants, everyday services, parks and recreation, while enjoying the established residential character that makes this part of London so appealing.

A home with character, flexibility, privacy and modern updates — 369 Hyde Park Road offers a distinctive alternative to today's newer construction, with space and personality that feel increasingly difficult to find.

PROPERTY DETAILS

ADDRESS: 369 Hyde Park Road London, Ontario N6H 3R8

TYPE: Single family residential

LEGAL DESCRIPTION: LOT 7, PLAN 442 LONDON/LONDON TOWNSHIP

SQ. FT:	1,391 above grade, 947 Below grade.
BEDROOMS:	4; 1 on main floor, 2 on second floor, 1 on basement level.
BATHS:	2; 4 piece main on top floor, 3 piece ensuite, additional shower.
LAUNDRY:	Laundry in basement.
BASEMENT:	Full, fully finished.
AGE:	61 years (1965).
ELECTRICAL:	Breaker panel.
ROOF:	Asphalt shingles.
FOUNDATION:	Concrete
FLOORS:	Mixed.
CEILINGS:	Drywall, drop ceiling.
WINDOWS:	Vinyl.
EXTERIOR:	Brick, siding.
INTERIOR:	Plaster.
PARKING:	Double wide private driveway.
GARAGE:	Detached double wide garage.
LOT SIZE:	60' x 143' (MPAC).
ZONING:	R1-8

PROPERTY DETAILS *continued*

TAXES:	\$5,918 (2025).
ROLL #:	393601032002300
PIN #:	080630006
HIGH SPEED INTERNET:	Available
HEATING:	Radiant electric, in ceiling radiant.
COOLING:	Window unit.
COSTS:	Hydro - \$3,900 / yr., Gas \$912.00 / yr.
FIREPLACE:	2; Gas fireplace in main floor family room, gas fireplace in basement rec room.
RENTALS:	Water heater (Reliance) - \$44.90/mo.
WATER:	Municipal.
WASTE:	Municipal.
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Landscaped, private, fully fenced, large rear courtyard.
INCLUSIONS:	Fridge, stove, microwave, washer, dryer, window air conditioner.
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	5% of purchase price.
SUGGESTED CLOSING:	Immediate.



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