

**CAMPBELL GORDON WAY, PARKSIDE, DOLLIS HILL, NW2 6RW**



EPC Rating: C

A ground floor 2 bedroom flat in this desirable residential development situated opposite Gladstone Park and offered with no upper chain **and with tenants in situ.**

- 2 bedrooms
- Carpeted internal communal stairwells
- Gross internal floor area of 565 sq ft (53 sq m) approximately
- Video entry phone security system to communal door
- Chain free sale
- Sold with tenants in situ (rent received is £1,130 PCM)
- Electric heating
- Residents parking
- Lease of 965 years approximately remaining
- Gladstone Park is located within a few yards
- The nearest station is Dollis Hill (Jubilee Line)

**PRICE: ..... £325,000.....LEASEHOLD**

**CAMPBELL GORDON WAY, PARKSIDE, DOLLIS HILL, NW2 6RW (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Video phone entry system. Wood laminate flooring. Two built-in cupboards (one housing water tank).

**Lounge:** 15'4" x 11' x 7" (4.68m x 3.54m). Front aspect windows. Door to kitchen:

**Kitchen:** 9'11" x 9'2" (3.02m x 2.80m). Rear aspect window. Single drainer sink unit with cupboards below. Fitted wall and base units with work surfaces above. Electric hob with extractor hood above and oven below. Plumbing for washing machine. Part tiled walls. Wall mounted electric fan heater.

**Bedroom 1:** 10'11" x 9'10" (3.34m x 3.00m). Rear aspect window. Fitted floor to ceiling wardrobes. Further overhead wardrobes.

**Bedroom 2:** 12'2" x 6'9" (3.52m x 2.07m). Front aspect window.

**Bathroom/WC:** 6'7" x 6'5" (2.01m x 1.95m). Rear aspect window. Panelled bath with electric shower above and shower curtain and rail. Low level WC. Pedestal wash hand basin. Medicine cabinet. Ceramic tiling to floor and part tiled walls. Wall mounted electric fan heater.

**External Features:** Communal gardens. Residents parking.

**Lease:** 999 years from 1 January 1989, thus having 965 years remaining approximately.

**Service Charge:** To be confirmed.

**Council Tax:** Band D.

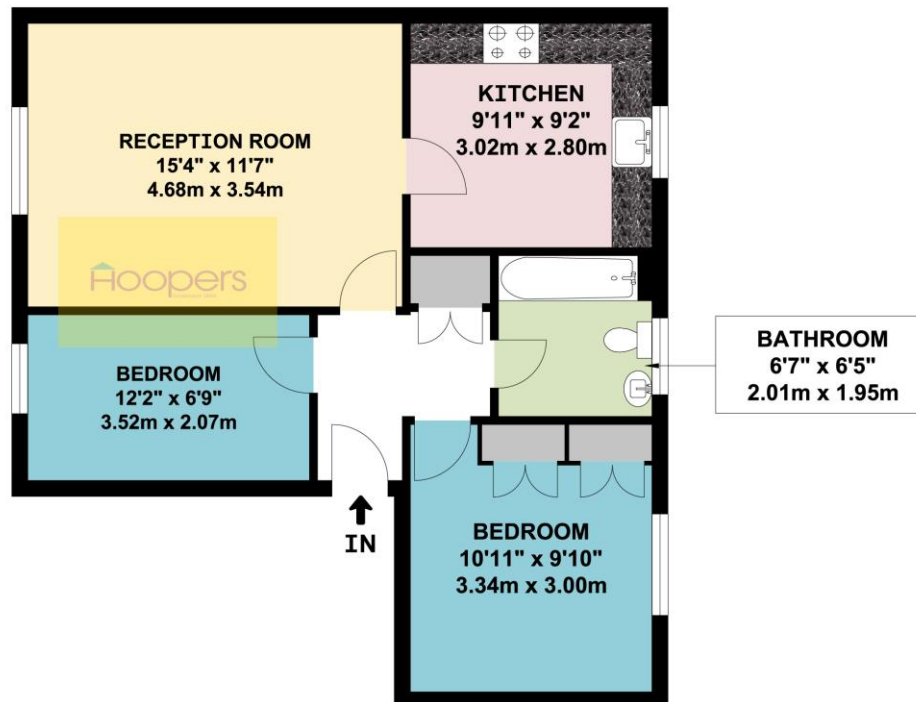
**PRICE: £325,000 LEASEHOLD**

**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS AGENTS, HOOPERS, AS ABOVE.**

If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot be guaranteed. We have not checked the operational condition of the services connected/wiring/appliances at the property and as such offer no warranties thereto. All distances mentioned to and from local amenities are approximate and based on particular routes.

**CAMPBELL GORDON WAY, PARKSIDE, DOLLIS HILL, NW2 6RW (CONTINUED)**



CAMPBELL GORDON WAY, LONDON, NW2 6RW (CONTINUED)**CAMPBELL GORDON WAY  
LONDON NW2****GROUND FLOOR FLAT**

**APPROX. GROSS INTERNAL FLOOR AREA 565.21 SQ. FT / 52.51 SQ. M**

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER.  
FLOOR PLANS ARE NOT DONE TO "SCALE".