

GLADSTONE PARK GARDENS, LONDON, NW2 6LA



EPC Rating: D

An extensively extended semi-detached house offering spacious well maintained family accommodation and viewing of the property is highly recommended to appreciate the sheer size of the property. Benefits include: -

- 5/6 bedrooms
- 5 bathrooms (3 en-suite)
- Spacious kitchen/diner
- Extended rear reception room
- 2/3 receptions
- Gas central heating
- Double glazed windows
- Wood flooring.
- Gross internal floor area of 2,393 sq ft (222 sq m) approximately
- The property is located within a few yards of local bus services and schools.
- Brent Cross shopping complex is approximately two miles maximum radius.
- Brent Cross West Station (scheduled to open in December 2023) will be within ¼ of a mile approximately with trains into Farringdon in approximately 15 minutes.

PRICE:£1,150,000.....FREEHOLD

GLADSTONE PARK GARDENS, LONDON, NW2 6LA (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Wood flooring. Understairs cupboard.

Reception Room 1 (front): 16'3" x 14'2" (5.0 m x 4.3m). Feature fireplace. Double glazed bay window. Wood flooring.

Reception Room 2 (rear & extended): 24'8" x 11'10" (7.5m x 3.6m). Wood flooring. Double glazed French doors to rear garden.

Reception Room 3/bedroom 6/study (front): 7'7" x 5'6" (2.3m x 1.7m). Double glazed front aspect window. Wood flooring.

Shower Room/WC: Walk-in double shower cubicle. Low level WC. Vanity wash hand basin with cupboard below. Ceramic tiling to floor and walls. Heated towel rail.

Kitchen/Diner: 21'3" x 16'1" (6.5m x 4.9m). Double glazed rear aspect window. Single drainer sink unit with mixer taps and cupboards below. Fitted wall and base units with work surfaces above. Gas range cooker with double oven below and extractor hood above. Plumbing for washing machine and dishwasher. Tiled walls and flooring. Double glazed door to rear garden.

First Floor:

Bedroom 1 (front): 15'11" x 11'10" (4.9m x 3.6m). Double glazed bay window.

Bedroom 2 (rear): 14'1" x 11'10" (4.3m x 3.6m). Double glazed rear aspect window. Door to:

En-suite Shower Room/WC: Frosted double glazed window. Shower cubicle. Low level WC. Vanity wash hand basin with cupboard below. Ceramic tiling to floor and walls. Heated towel rail. Medicine cabinet.

Bedroom 3 (rear): 13'1" x 9'5" (4.0m x 2.9m). Double glazed window. Wood flooring. Door to:

En-suite Shower Room: Shower cubicle. Vanity wash hand basin with cupboard below. Ceramic tiling to floor and walls. Heated towel rail.

Bedroom 4 (front): 9'6" x 7'2" (2.9m x 2.2m). Double glazed window. Wood flooring.

Family Bathroom/WC: 8'7" x 6'1" (2.6m x 1.9m). Frosted double glazed window. Panelled bath with mixer tap, shower attachment and shower curtain and rail. Low level WC. Vanity wash hand basin with cupboard below. Ceramic tiling to floor and walls. Heated towel rail.

Second Floor (loft conversion):

Bedroom 5: 30'0" x 11'11" (9.1m x 3.6m). Double glazed dormer window to rear and Velux window to front. Downlights to ceiling. Under eaves storage cupboard. Door to:

En-suite Bathroom/WC: Panelled bath with mixer tap, shower attachment, shower curtain and rail. Low level WC. Vanity wash hand basin with cupboard below. Ceramic tiling to floor and walls. Heated towel rail.

External features: Off street parking to front. Rear garden mainly block paved with flowers and shrubs borders. Outbuilding to rear with plumbing and electricity supply.

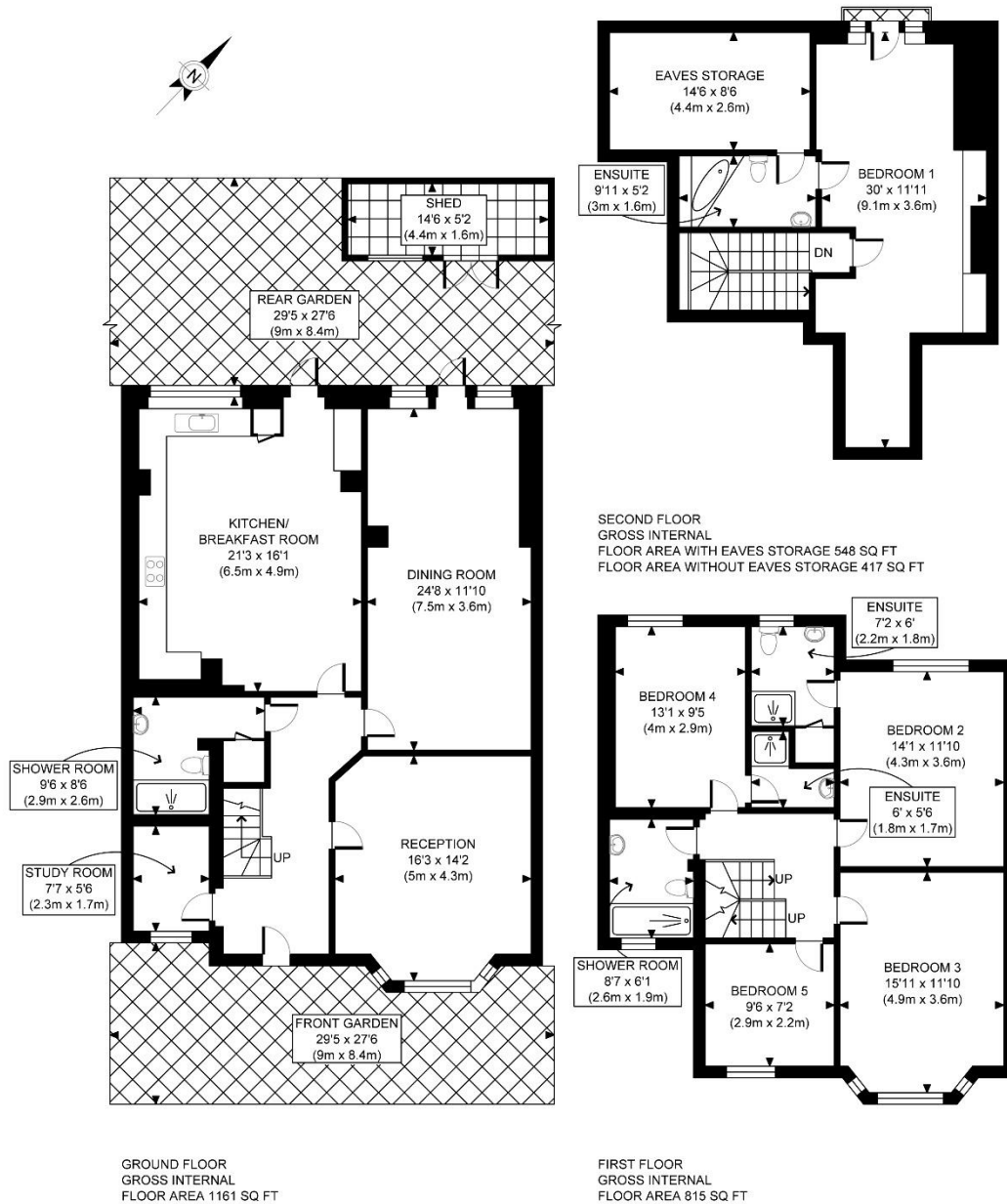
PRICE: £1,150,000 FREEHOLD

VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE 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.

GLADSTONE PARK GARDENS, LONDON, NW2 6LA (CONTINUED)

GLADSTONE PARK GARDENS, LONDON, NW2 6LA (CONTINUED)



APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE 2524 SQ FT / 234 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE 2393 SQ FT / 222 SQM

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floor plan accuracy and completeness, you or your advisors should
conduct a careful, independent investigation of the property in respect of monetary valuation

Gladstone Park

date 10/07/23

photoplan