

OXGATE GARDENS, LONDON, NW2 6EB



EPC Rating: D

Presenting for sale a second floor flat converted from a three storey house built circa 1920 and comprising of lounge, bedroom, kitchen and bathroom.

The property is in need of updating.

- Gas central heating
- Double glazed windows
- Gross internal floor area of 564 sq ft (52 sq m) approximately

PRICE:Offers in excess of.£200,000.....LEASEHOLD

OXGATE GARDENS, LONDON, NW2 6EB (CONTINUED)

The accommodation is arranged as follows:

Second Floor:

Lounge: 13'1" x 12'8" (4.00m x 3.87m).

Bedroom: 13'3" x 9'8" (4.04m x 2.95m). Double glazed window.

Kitchen: 12'2" x 9'0" (3.70m x 2.75m).

Bathroom/WC: Three piece suite of panelled bath, wash hand basin and low level WC. Tiled flooring.

Lease: 99 years from 25 March 2006 thus having approximately 80 years remaining.

Council Tax: Band C.

PRICE

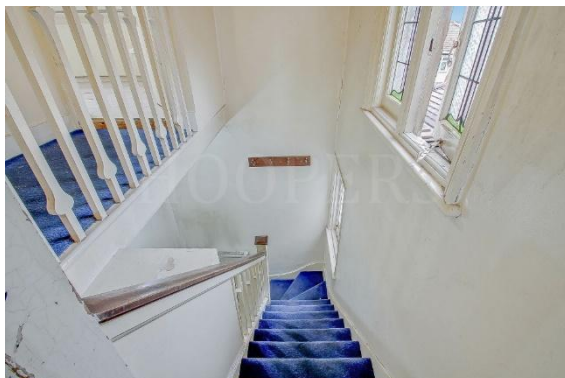
Offers in excess of £200,000

LEASEHOLD

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.

OXGATE GARDENS, LONDON, NW2 6EB (CONTINUED)

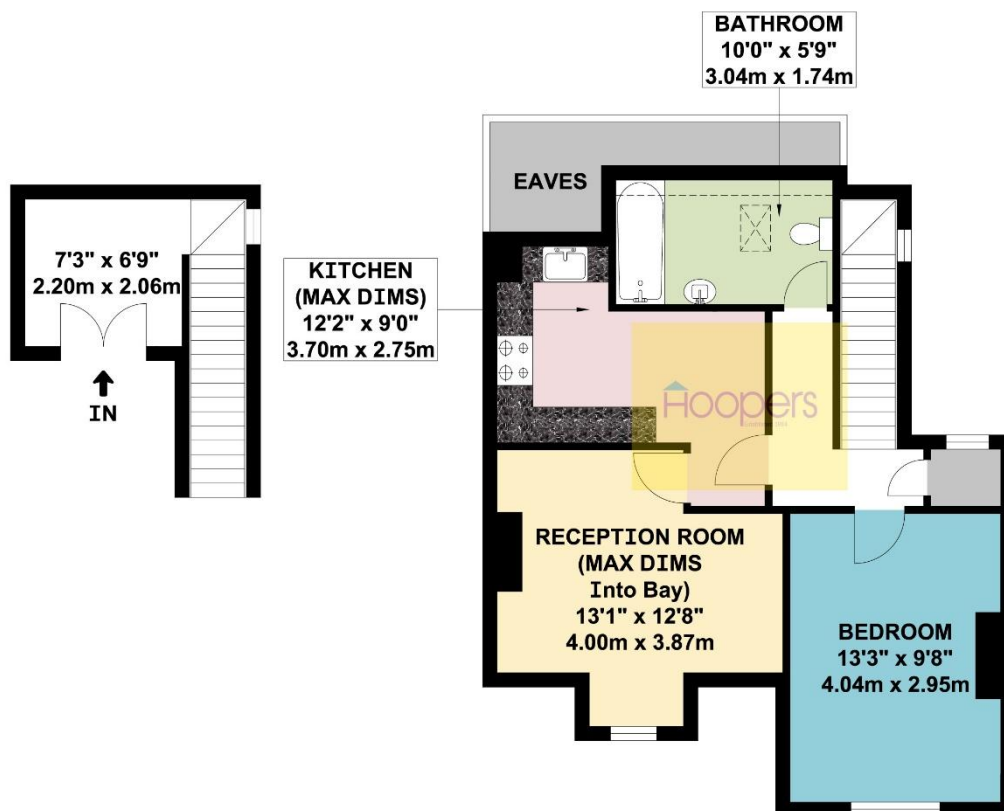


OXGATE GARDENS, LONDON, NW2 6EB (CONTINUED)

**OXGATE GARDENS
LONDON NW2**



----- RESTRICTED HEAD HEIGHT



FIRST FLOOR

SECOND FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 563.59 SQ. FT / 52.36 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".