

GLADSTONE PARK GARDENS, LONDON, NW2 6JY



EPC Rating: D

A very well presented semi-detached late 1920's built house in this popular residential road parallel to Dollis Hill Avenue and located within a few hundred yards of the lovely 80 acres of Gladstone Park.

- Gas central heating
- Double glazed windows
- Refurbished kitchen
- Two bathrooms
- Side pedestrian access
- Three good sized bedrooms
- Brent Cross West Station is within half a mile radius approximately with trains to central London in approximately 15 minutes
- South facing rear garden
- Gross internal floor area of 1,162 sq ft (107 sq m) approximately
- The property is located within a mile radius approximately of Cricklewood Broadway multiple shopping and transport services, Brent Cross shopping complex is approximately 2 miles

PRICE:£950,000.....FREEHOLD

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

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboard.

Shower Room: 8'5" x 2'6" (2.57m x 0.75m) Shower cubicle. Low flush WC. Wash hand basin.

Through Lounge: 29'0" x 12'9" (8.85m x 3.89m). Double glazed bay window. Feature fireplace. Double glazed doors leading to:

Conservatory: 11'9" x 5'3" (3.57m x 1.60m). Access to rear garden.

Kitchen: 15'1" x 7'1" (4.60m x 2.15m). Integrated gas hob with oven below and extractor fan above. Plumbing for washing machine. Sink unit with mixer tap. Fitted wall and base cupboards. Double glazed door to side leading to the garden. Double glazed window overlooking rear garden.

First Floor:

Bedroom 1 (front): 13'2" x 12'11" (4.02m x 3.93m). Double glazed window.

Bedroom 2 (rear): 13'0" x 10'11" (3.97m x 3.34m). Double glazed window.

Bedroom 3 (rear): 9'8" x 8'5" (2.94m x 2.57m). Double glazed window.

Bathroom/WC: 8'8" x 8'0" (2.64m x 2.43m). Panelled bath with mixer tap and hand shower. Wash hand basin with vanity unit. Low level WC. Fully tiled walls. Heated towel rail.

Landing: With hatch to loft space (not inspected). Built-in cupboard. Window to side wall.

External features: Side pedestrian access. Front and rear gardens the rear garden having a southerly aspect. Large out building to rear.

PRICE: **£950,000** **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 6JY (CONTINUED)



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LONDON NW2**



GROUND FLOOR

FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1162.17 SQ. FT / 107.97 SQ. M
 APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE OUTBUILDING 1491.66 SQ. FT / 138.58 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".