

CAMPBELL GORDON WAY, DOLLIS HILL, NW2 6RW



EPC Rating: C

We are delighted to bring to the market this ground floor one bedroom flat situated in this exclusive development directly opposite Gladstone Park off Parkside. The development was constructed by Costain Homes during the 1990's and is well kept with a very reasonable annual maintenance charge and benefits include:-

- Economy 7 heating
- Double glazed windows
- Gross internal floor area of 433 sq ft (40 sq m) approximately
- Reserved parking space
- Video phone security system to communal door
- Communal gardens
- The property is situated within a few yards of the magnificent 80 acres of Gladstone Park
- The property is equidistant between Dollis Hill (Jubilee Line) and Brent Cross West (overground trains) Stations, both approximately 1 mile radius

PRICE: £325,000.....LEASEHOLD

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

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Large built-in cupboard and additional storage cupboard.

Lounge: 15'4" x 12'0" (4.67m x 3.67m). Double glazed bay window. Wood flooring. Dado rail. Open plan with:

Kitchen: 7'3" x 7'0" (2.20m x 2.11m). Fitted with a range of built-in wall and base cupboards. Built-in electric hob with extractor hood above hob and split level oven. Plumbing/space for washing machine. Sink unit. Double glazed window.

Bedroom: 12'2" x 8'7" (3.70m x 2.62m). Built-in wardrobes. Double glazed window. Wood flooring. Dado rail.

Bathroom/WC: 6'10" x 6'6" (2.09m x 1.98m). Panelled bath with mixer tap and electric shower above and shower screen. Low level WC. Pedestal wash hand basin. Fully tiled walls.

External Features: Reserved parking space. Wrap around lawns.

Lease: 999 years from 1 January 1989, thus having 963 years remaining approximately.

Service Charge: approximately £1,640 p.a.

Ground Rent: Nil

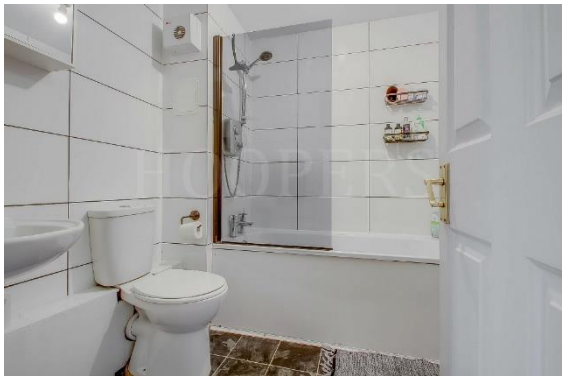
Council Tax: Band C.

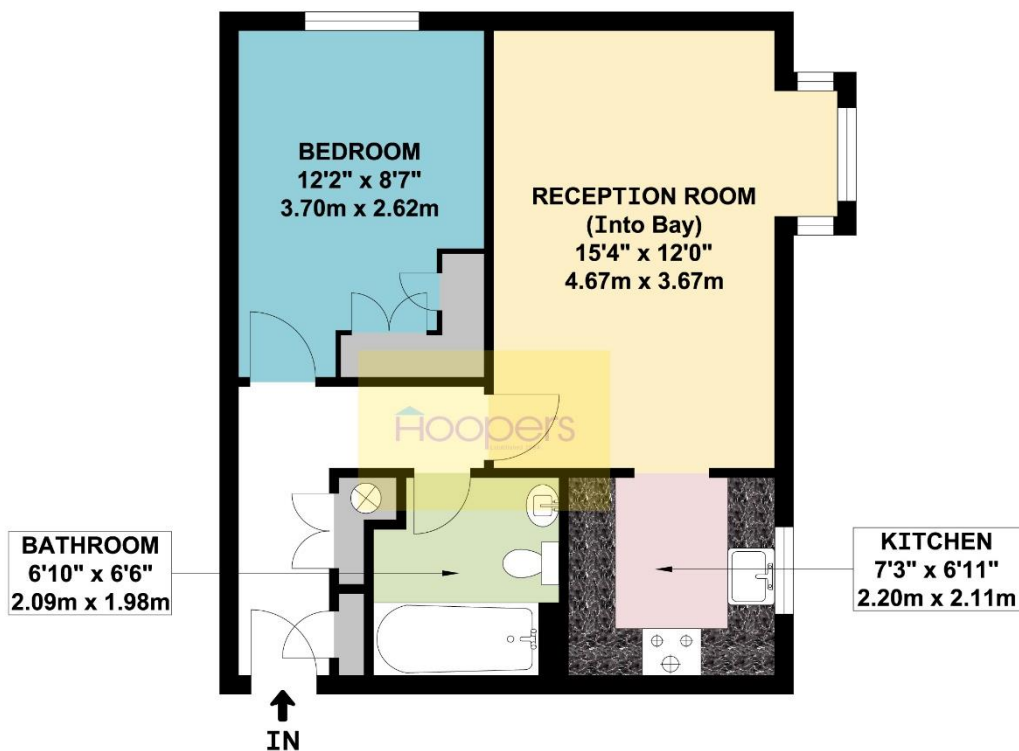
PRICE: £325,000 LEASEHOLD

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 433.24 SQ. FT / 40.25 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".