

## **OXGATE GARDENS, LONDON, NW2 6EA**



EPC Rating: D

We are delighted to be able to bring to the market this huge two bedroom ground floor garden flat which has been converted from a halls adjoining gable fronted, semi-detached, larger than average house for Oxgate Gardens. Only a viewing of this property will allow a potential purchaser to appreciate the size of the flat and the huge rear garden of which the seller has sole use.

Oxgate Gardens is a desirable residential road parallel to Dollis Hill Lane just off the A5 (Edgware Road) and is therefore located within approximately 2 miles of Brent Cross shopping complex and the flat is within 10 minute walk approximately of the newly opened Brent Cross West Station having mainline trains into Farringdon in approximately 20 minutes. Benefits include:-

- Gas central heating
- Double glazed windows
- Large Kitchen/diner with direct access to garden
- Air conditioning to some rooms
- Share of freehold
- Own front door to street
- Sole use of 85' approximate rear garden
- Spacious living room
- Two good sized bedrooms
- Gross internal floor area of 886 sq ft (82 sq m) approximately
- Ready to move into condition

**PRICE: ..... £550,000.....SHARE OF FREEHOLD**

**OXGATE GARDENS, LONDON, NW2 6EA (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Porch:**

**Inner Hall:** Built-in cupboards. Laminated wood flooring.

**Lounge (front):** 16'10" x 13'6" (5.14m x 4.12m). Double glazed bay window. Laminated wood flooring.

**Bedroom 1 (rear):** 15'11" x 11'5" (4.84m x 3.49m). Double glazed patio doors to rear garden. Air conditioning unit.

**Bedroom 2:** 11'5" x 7'10" (3.48m x 2.40m). Laminated wood flooring. Double glazed window.

**Kitchen/Diner:** 17'7" x 11'2" (5.36m x 3.41m). Fitted with a range of eye level wall mounted cupboards and matching base cupboards. Wood laminate flooring. Built-in gas hob with extractor hood above and separate oven and microwave (all in stainless steel). Plumbing for dishwasher and washing machine. Double glazed French doors to rear garden. One and a half bowl stainless steel sink unit.

**Bathroom/WC:** 8'6" x 6'2" (2.59m x 1.88m). Panelled bath with shower above and shower screen. Pedestal wash hand basin. Low level WC. Ceramic tiling to floor and walls. Understairs cupboard. Double glazed window.

**External Features:** Sole use of 85' rear garden mainly lawn.

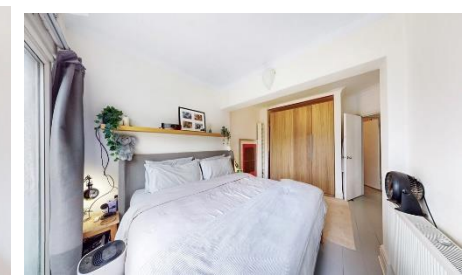
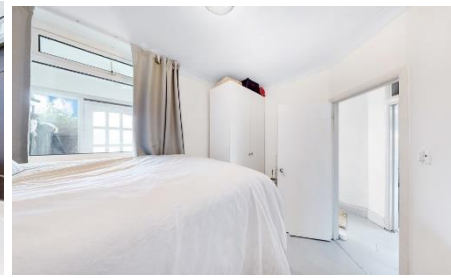
**Lease:** 99 years from 25 March 1984 thus having approximately 59 years remaining (this can be extended prior to completion).

**PRICE: £550,000 SHARE OF 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.

**OXGATE GARDENS, LONDON, NW2 6EA (CONTINUED)**

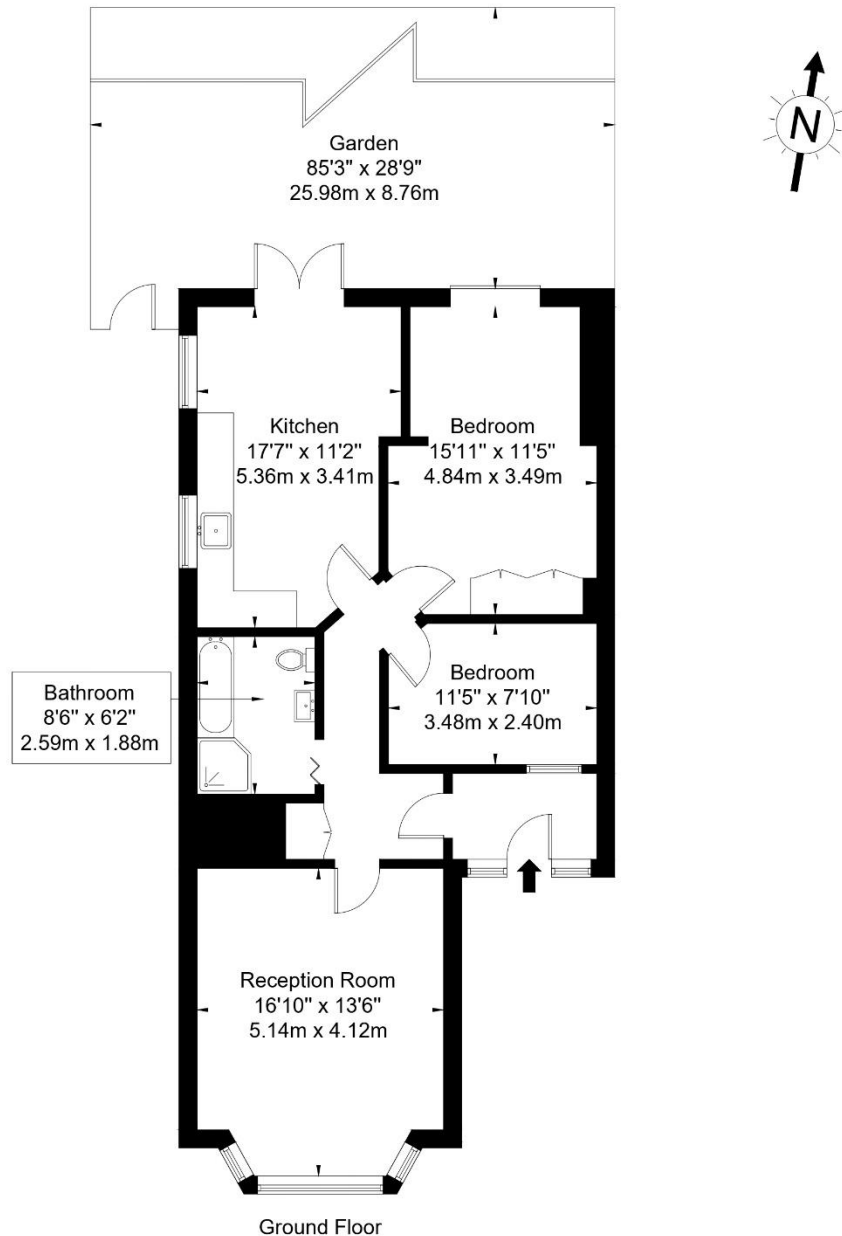


**OXGATE GARDENS, LONDON, NW2 6EA (CONTINUED)****Oxgate Gardens, NW2 6EA**

Approx Gross Internal Area = 82.3 sq m / 886 sq ft

Garden = 228.5 sq m / 2460 sq ft

Total = 310.8 sq m / 3345 sq ft



Ref :

Copyright **BLEU  
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Copyright @ BLEUPLAN