

GLADSTONE PARK GARDENS, LONDON, NW2 6JX



EPC Rating: C

An 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
- 4 bathrooms (two en-suite)
- Spacious kitchen/diner
- 2/3 receptions
- Two storey side extension
- Gas central heating
- Double glazed windows
- Wood flooring.
- Gross internal floor area of 2,093 sq ft (194 sq m) approximately
- Garage conversion
- Loft conversion
- 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:£1,195,000.....FREEHOLD

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

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Stone flooring.

Reception Room 1/Bedroom (front): 15'5" x 12'10" (4.71 m x 3.91m). Double glazed bay window. Wood flooring. Fitted wardrobes to one wall.

Reception Room 2 (formally a garage): 18'1" x 8'7" (5.50m x 2.61m). Wood flooring. Double glazed window to front. Large understairs storage.

Reception Room 3 (middle): 13'0" x 11'2" (3.96m x 3.40m). Wood flooring. Open plan with:-

Kitchen/Diner: 28'1" x 15'3" (8.55m x 4.66m). Tiled flooring. Underfloor heating. Double glazed patio doors to south facing rear garden. Fully double glazed windows to rear. Kitchen island unit. Five ring induction hob with extractor hood above. Storage cupboards. Freestanding oven. Multi function pull out storage cupboard. Plumbing for dishwasher. Sink unit with mixer tap and strainer. Wall mounted boiler.

Shower Room/WC: Fully tiled walls and flooring. Low level WC. Wash hand basin with mixer tap. Extractor fan.

First Floor:

Bedroom 2 (front): 15'9" x 13'5" (4.81m x 4.09m). Double glazed bay window. Wood flooring.

Bedroom 3 (rear): 13'0" x 11'2" (3.97m x 3.40m). Double glazed window. Wood flooring.

Bedroom 4 (rear): 14'4" x 7'3" (4.38m x 2.20m). Double glazed window. Wood flooring. Door to:

En-suite Shower Room/WC: Shower cubicle. Fully tiled walls and flooring. Double glazed window. Wash hand basin with vanity unit. Low level WC. Plumbing for washing machine.

Bedroom 5 (rear): 9'8" x 8'6" (2.95m x 2.58m). Double glazed window. Wood flooring.

Family Bathroom/WC: 8'7" x 6'0" (2.61m x 1.84m). Fully tiled walls and stone finish flooring. Panelled bath with mixer tap and power shower. Wash hand basin with mixer tap and vanity unit. Heated towel rail.

Second Floor (loft conversion):

Shower Room/WC: Stone tiles. Velux window. Low level WC. Sink with mixer tap and vanity unit.

Bedroom 1: 19'11" x 9'8" (6.08m x 2.95m). Laminate wood flooring. Double glazed window and double glazed patio door to Juliet balcony.

Dressing Area/Bedroom: 10'0" x 8'3" (3.05m x 2.52m). Velux window. Wood laminate flooring. Eaves storage area.

External Features: Off street parking to front for two vehicles. South facing rear garden with decking area leading down to landscaped area partly paved with bench seating. Storage area with electricity supply. Laminate wood flooring.

PRICE:

£1,195,000

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 6JX (CONTINUED)

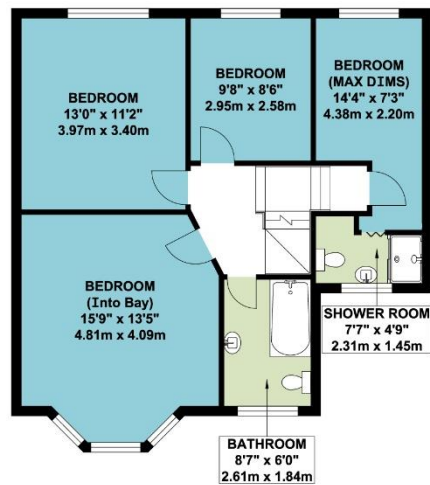
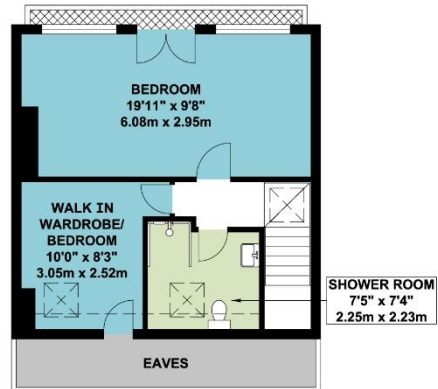
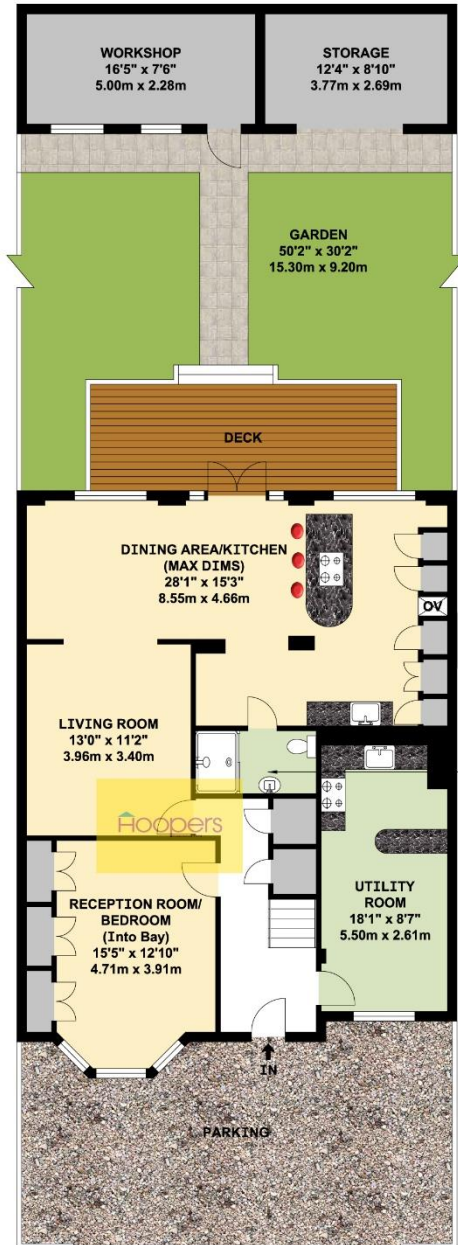


GLADSTONE PARK GARDENS, LONDON, NW2 6JX (CONTINUED)

**GLADSTONE PARK GARDENS
LONDON NW2**



--- RESTRICTED HEAD HEIGHT



GROUND FLOOR

FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 2093.47 SQ. FT / 194.49 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".