

GLADSTONE PARK GARDENS, LONDON, NW2 6JU



EPC Rating: D

We are pleased to bring to the market this semi-detached corner house located at the junction of Mount Road and Gladstone Park Gardens and offering the following benefits:-

The property is in need of updating which has been reflected in the price being sought for the property.

- Gas central heating
- Part double glazed windows
- Detached garage to rear of property approached via own drive-in from Mount Road
- Chain free sale
- South facing rear garden
- Gross internal floor area of 1,184 sq ft (110 sq m) approximately

PRICE:Offers in the region of £700,000.....FREEHOLD

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

The accommodation is arranged as follows:

Ground Floor:

Spacious Entrance Hall: Understairs cupboard.

Lounge (front): 15'5" x 13'0" (4.70m x 3.96m). Fireplace.

Dining Room (rear) (including extension): 17'9" x 12'4" (5.41m x 3.76m). With door leading to garden. Fireplace.

Kitchen: 14'0" x 6'11" (4.27m x 2.12m). Cupboard with combination gas boiler. Fitted cupboards and sink unit. Door to garden.

First Floor:

Bedroom 1 (front): 13'5" x 13'1" (4.08m x 3.98m). Fireplace.

Bedroom 2 (rear): 12'9" x 10'6" (3.88m x 3.20m). Fireplace.

Bedroom 3 (rear): 9'2" x 9'2" (2.80m x 2.80m). Fireplace.

Bathroom: 6'7" x 5'11" (2.00m x 1.80m). Panelled bath and wash hand basin.

Separate WC: Low level WC.

External Features: Front and rear gardens, the rear garden having a southerly aspect measuring some 34' in length. Detached garage to rear of property approached from Mount Road.

PRICE: Offers in the region of £700,000 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.

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APPROX. GROSS INTERNAL FLOOR AREA 1184.03 SQ. FT / 110.00 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".