



Campbell Gordon Way, London, NW2 6RS

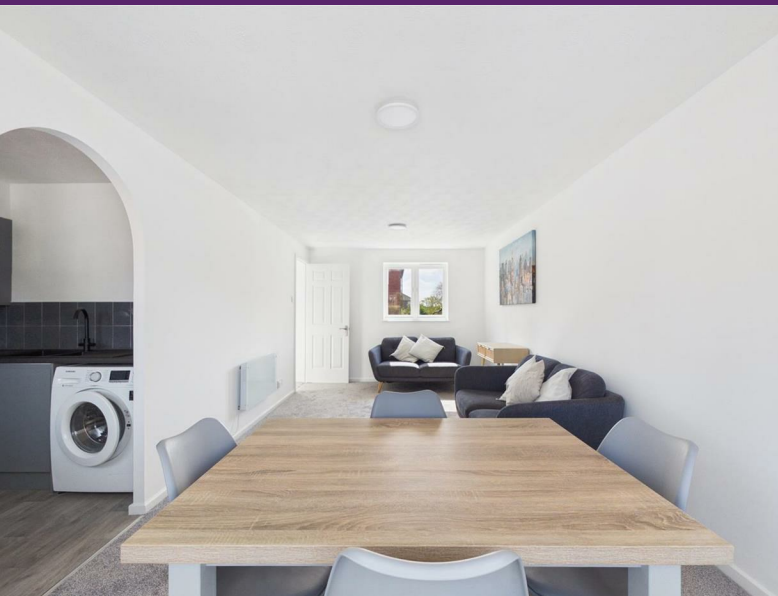
Asking Price £389,950

Subject to Contract

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

- Two bedroom apartment in modern development
- Off street parking by Gladstone Park
- Entry-phone
- Low rise modern purpose built block
- Sizeable reception room with dining area
- Granite style worktops in kitchen
- Modern tiled family bathroom
- Long lease of 972 years

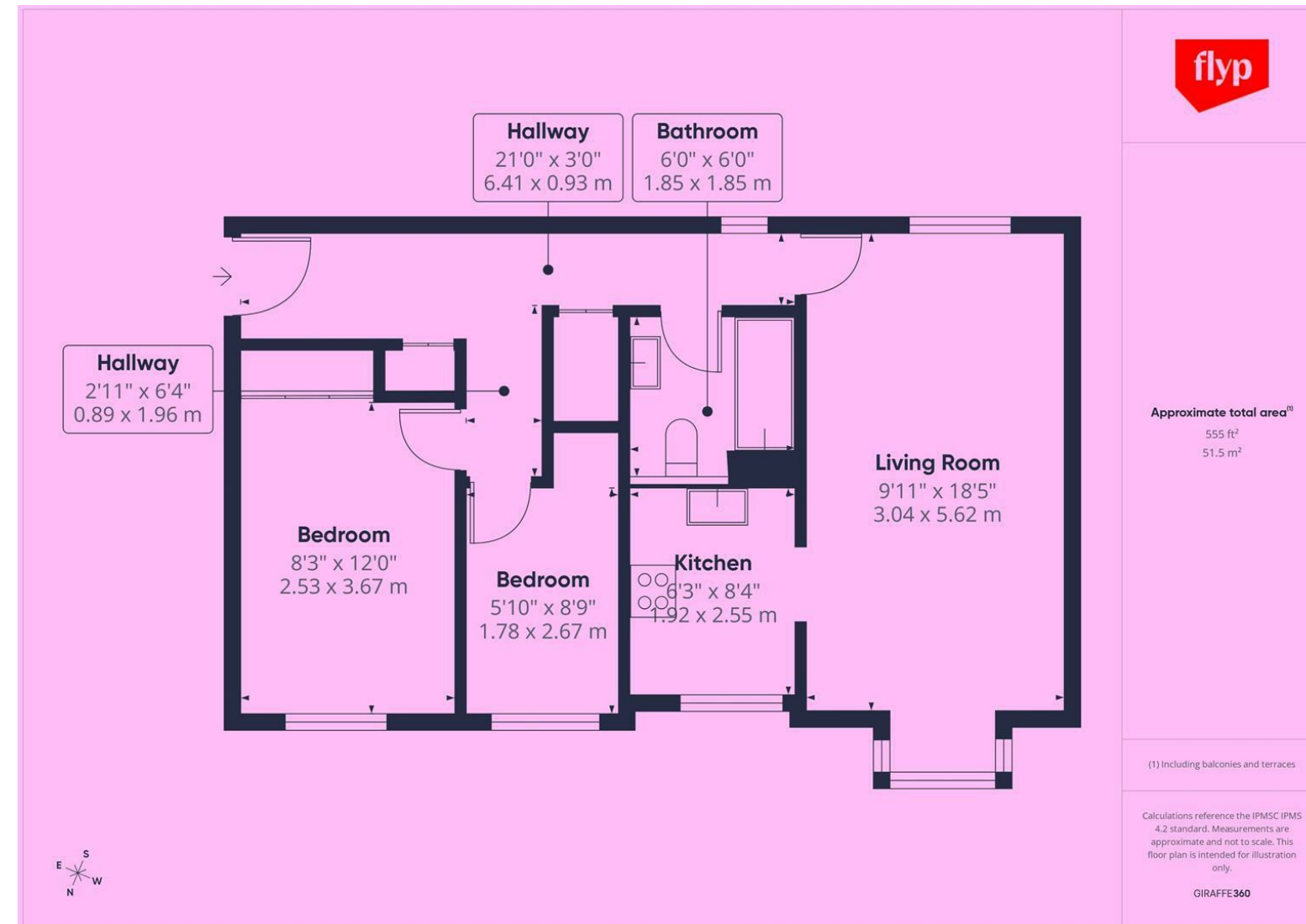


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This well-presented two-bedroom apartment is situated within a modern, low-rise purpose-built development... constructed in 1996, offering comfortable living in a peaceful and well-maintained setting. The property benefits from off-street parking for two cars and a secure entry phone system, making it an ideal choice for both first-time buyers and investors alike, compounded with a long lease of 972 years remaining.

Internally offering 624 sq ft of living space, featuring a spacious reception room with a defined dining area, providing a versatile space for relaxing and entertaining. The kitchen is fitted with stylish granite-style worktops, while the accommodation also includes two well-proportioned bedrooms and a modern family bathroom finished with attractive marble-style tiling.

The property is ideally located close to Gladstone Park, offering expansive green spaces and leisure facilities. A range of local shops, cafés, and everyday amenities are within easy reach, while nearby transport links, including the nearest Underground stations, provide convenient access into Central London and beyond, making this a highly practical and desirable location.



Tenure Leasehold

Price Asking Price £389,950 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents