



2 Bedroom
5, Oberman Road, NW10

 **Portland**
Trusted, every step of the way

£600,000
Leasehold

Presented in immaculate condition is a wonderful two bedroom apartment spanning over 700sqft with a private balcony.

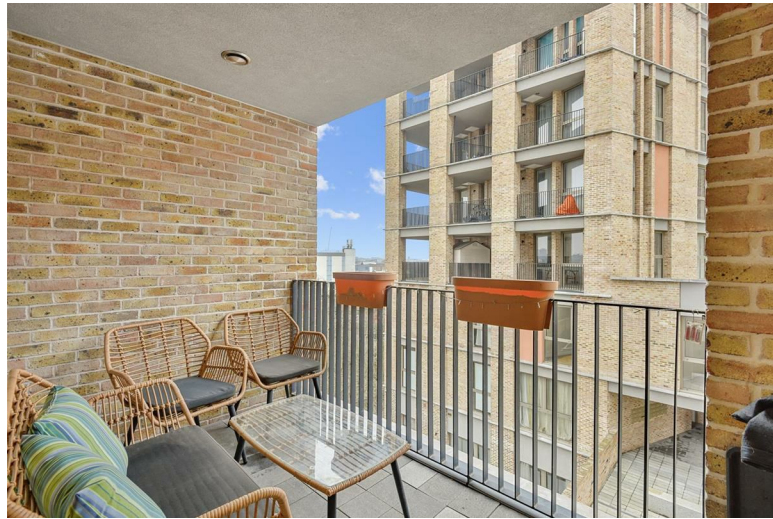
Baddiel House is a well maintained purpose built development tucked off of the Dollis Hill Estate. Benefiting wonderful communal grounds and lift access, buyers can expect to find a larger than average hallway with an abundance of storage on entry. There is a large family bathroom, generous master bedroom with en-suite, good sized double bedroom and then a charming open plan living, dining, kitchen area with direct access to a private balcony. This area has a southerly aspect and floods with natural light in the evening.

This modern apartment also has the added benefit of concierge, residents swimming pool and gym – rarely found in this pocket of NW10.

Perfect for first time buyers, or those looking to downsize to a low maintenance property, this is being sold with vacant possession and an NHBC guarantee of 7 years unexpired. There is a long lease of 240+year unexpired.

Baddiel House, Oberman Road is positioned just west of the Dollis Hill Estate and a short walk from the rolling green space of Gladstone Park and also Dollis Hill Jubilee Station.

- Two Double Bedrooms
- Private Balcony
- Purpose Built Secure Development.
- Lift Access
- Southerly Aspect To Living Area's
- Close To Gladstone Park
- Gorgeous Communal Areas
- Master Suite
- EWS1 Compliant
- NHBC Guarantee On The Building





Portland

Baddiel House, NW10

GROSS INTERNAL AREA
71.4 sq m / 768 sq ft



Second Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
71.4 sq m / 768 sq ft

TOTAL STORAGE SPACE
Storage and available total area
3.5 sq m / 37 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
8.2 sq m / 88 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

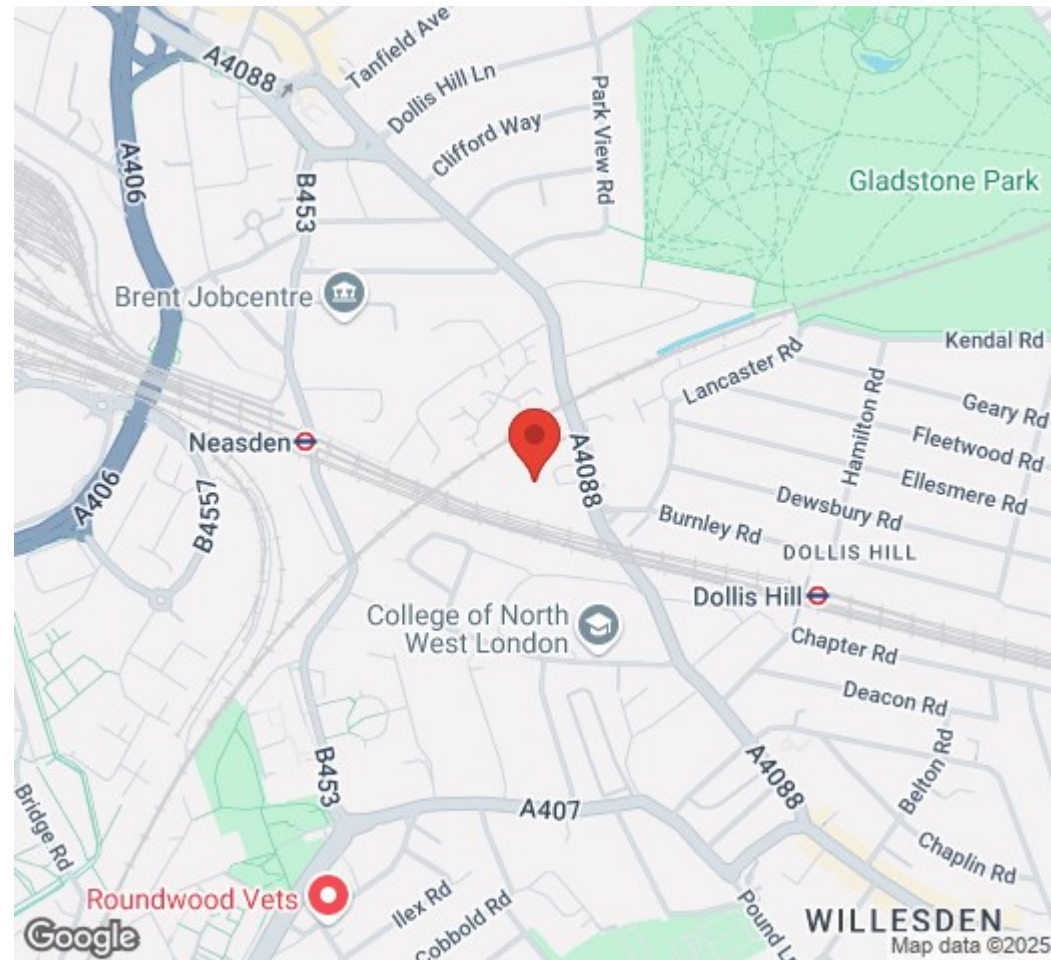


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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(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 (CO₂) 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	

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.