



3 Bedroom
Oman Avenue, NW2

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

Offers In Excess Of £450,000
Leasehold

Spanning an impressive 874sqft is a classic example of an Art Deco Mansion flat moments from the rolling green space of Gladstone Park.

Oman Court is a highly desired residential block in the heart of Cricklewood. All three of the bedrooms are good sizes and the whole property floods with natural light from Crittall windows. There is a family bathroom with sperate w/c and also a good sized separate kitchen.

This is a rare find and one of the few Mansion flats within an area surrounded by Victorian houses. This lateral space is a rare find and vacant possession is available – perfect for a long term family home.

Oman Court is on the eastern side of Gladstone Park and positioned perfectly between Willesden Green (Jubilee) and Cricklewood (Thameslink) Stations. The library is right round the corner, perfect for a morning coffee and there is a plethora of shops available on The Broadway.

- Three bedroom mansion flat
- Stylish art deco building
- A stones throw from the award winning Gladstone Park
- 874 square foot of accomadation
- Flooded with natural light
- Vacant possession and perfect for first time buyers
- Large double rooms
- Abundance of storage







GROSS INTERNAL AREA (GIA)
The footprint of the property
81.2 sq m / 874 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
0.9 sq m / 9 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
0.0 sq m / 0.0 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.

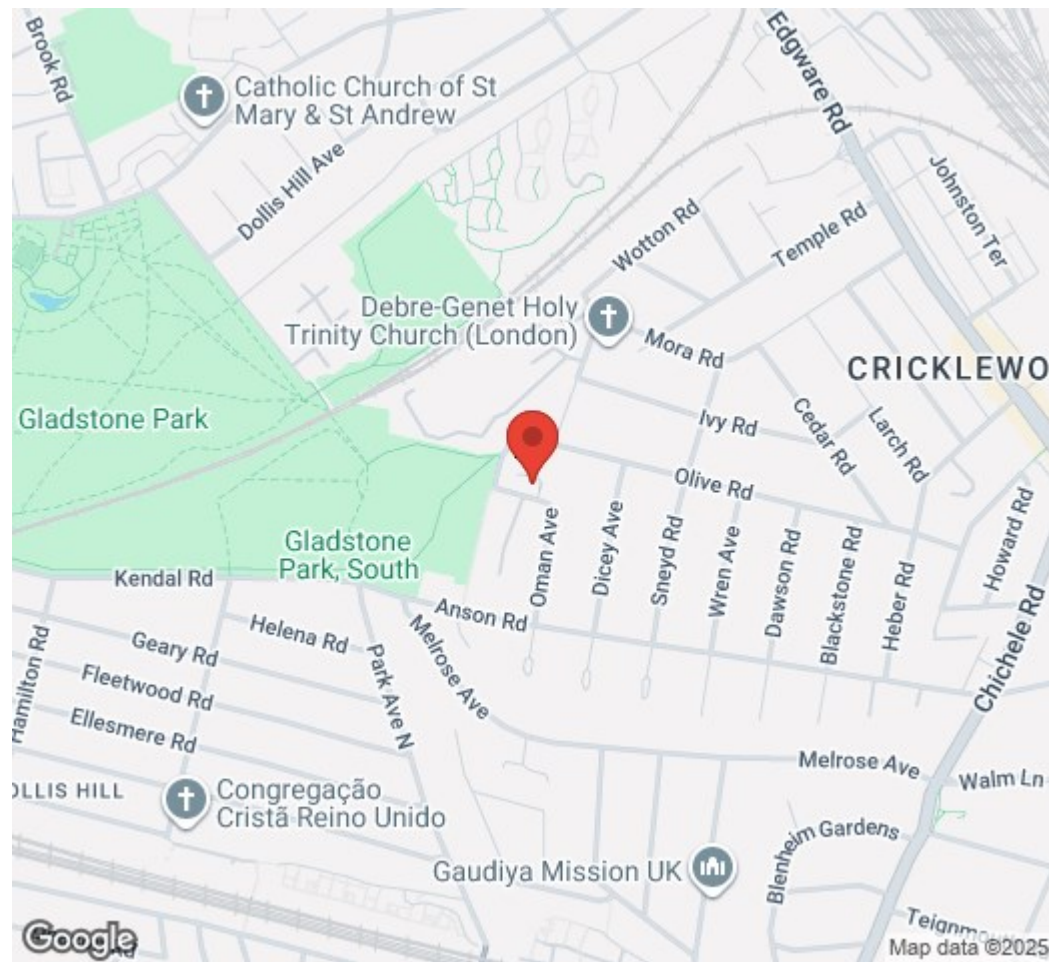


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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	73	
(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	