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# Campbell Gordon Way, Gladstone Park, London, NW2 Asking Price £325,000



This superbly located and well presented two bedroom apartment offers fantastic accommodation in a peaceful suburban area, close to Gladstone Park. Offering an internal area of consisting of a 15 ft reception room, separate kitchen dinner, two bedrooms and a family bathroom. Sold chain free perfect for an investor & first time buyers.

Campbell Gordon Way is located close to the open space of Gladstone Park while local amenities can be found on Cricklewood Broadway. Gladstone Park offers tennis courts, outdoor gym and a weekly Park Run. Further, the property is well located to a selection of shops and cafes just off of Cricklewood Broadway. Excellent transport links to the City, Central London include Dollis Hill Underground station (Jubilee Zone 3), Brent Cross & the M1.

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
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## KEY FEATURES

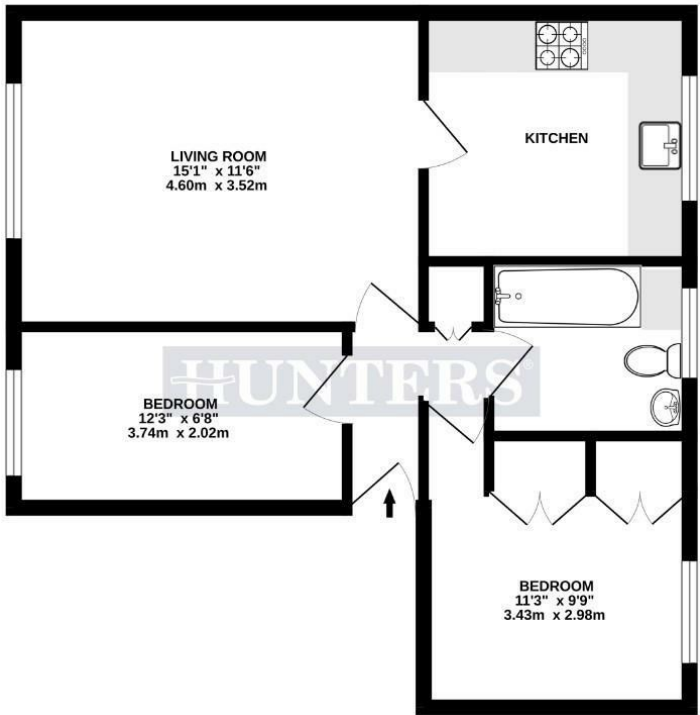
- Fantastic two Bedroom Flat
- Large Reception Room With Dining Space
  - Chain Free Sale
  - Communal Gardens
- Set with in a purpose built block
  - Ground Floor
  - Leasehold





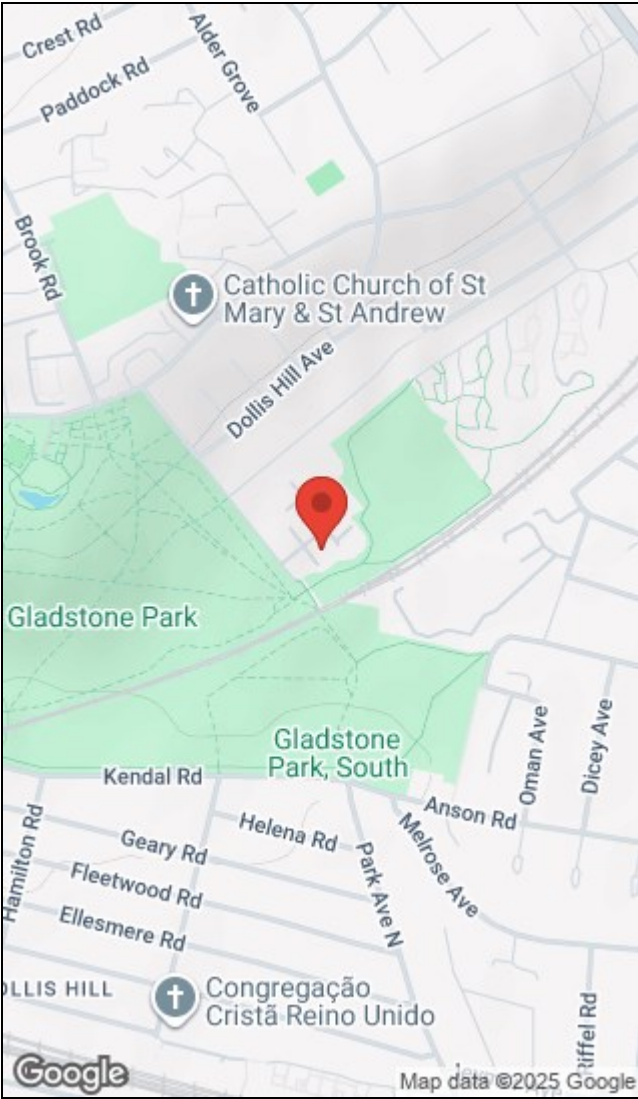


GROUND FLOOR



TOTAL FLOOR AREA: 550sq.ft. (51.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Homestyler 12/2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	79
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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