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Comber Close, Gladstone Park, London, NW2

Asking Price £350,000



Bringing to the market this two bedroom duplex apartment set in the heart of Gladstone Park, boasting well-proportioned rooms throughout.

Features include two double bedrooms set over two floors spanning over 818sqft, large lounge boasting with natural sunlight from its West-facing windows, private balcony, ample storage throughout, kitchen diner and a very set back position from the main road.

The property also benefits from a communal garden, off-street parking available, and being sold chain-free.

Perfectly located moments from the 86-acre Gladstone Park, residents also enjoy excellent transport links via Brent Cross West (Thameslink).

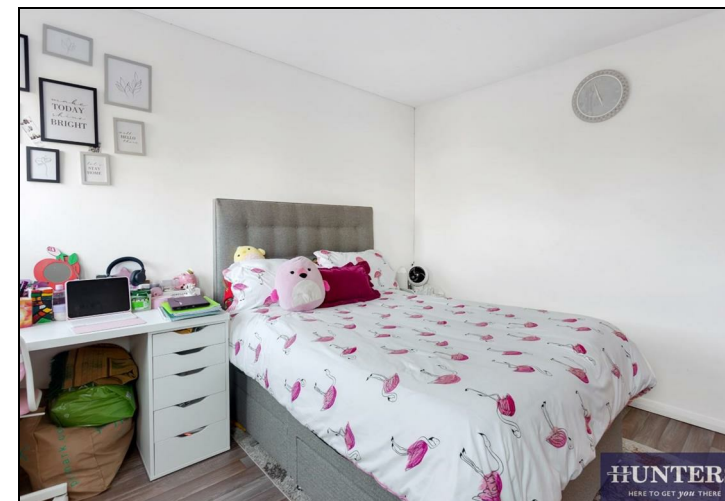
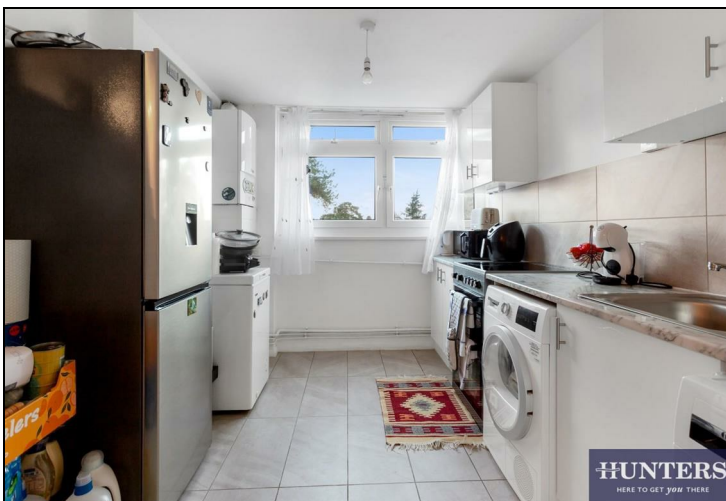
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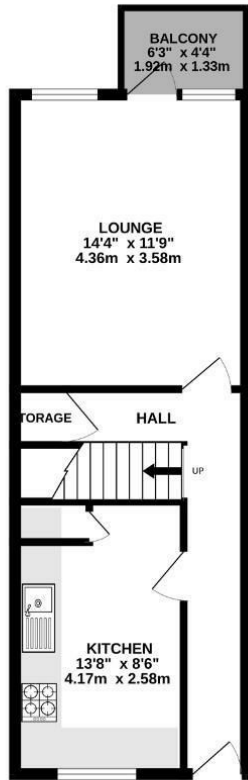
KEY FEATURES

- Two Bedroom Ground Floor Duplex Apartment
- Over 818 sq.ft. of internal living space
 - Sold chain-free
 - Communal gardens
 - Ample storage throughout
 - Private West-facing balcony
- Close proximity to Brent Cross West Thames Link

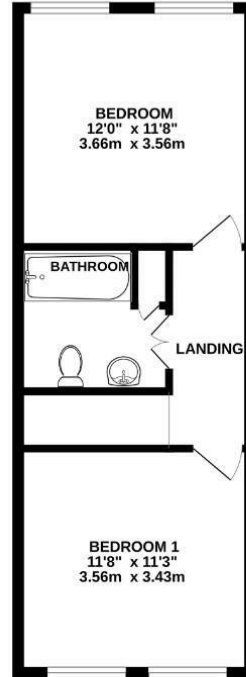




GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.

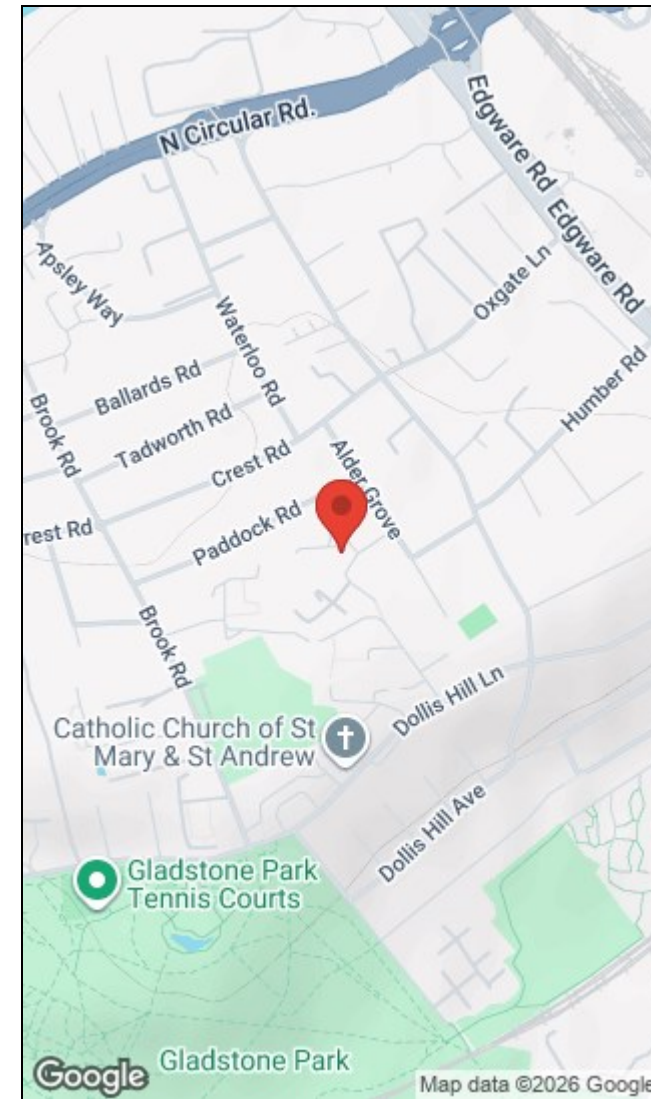


1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 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 mis-statement. 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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		
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Not environmentally friendly - higher CO ₂ emissions		
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