

Lampards



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4a Lonsdale Road,
Queens Park,
NW6 6RD

Campbell Gordon Way,

£300,000

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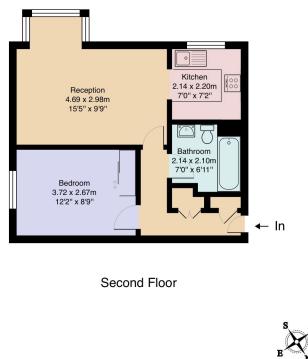
This well presented one bedroom apartment is set on the second floor of a purpose built block and enjoys a southerly aspect with open views across Gladstone Park. The property is well maintained throughout and offers well proportioned accommodation of approximately 455 sq ft, making it an ideal purchase for first time buyers.

The apartment comprises a bright reception room with space for dining, a separate fitted kitchen, a double bedroom and a bathroom. The layout is practical and airy, benefitting from its elevated position, good natural light and pleasant open outlook.

Further benefits include an allocated parking space, shared visitor parking, communal bicycle storage, access to loft storage, and well maintained communal gardens.

Campbell Gordon Way is ideally located opposite the open spaces of Gladstone Park, offering tennis courts, outdoor gym facilities and a weekly Park Run. Local shops and cafés can be found along Cricklewood Broadway, while excellent transport links into the City and Central London are provided by Dollis Hill Underground station on the Jubilee line, with convenient access to Brent Cross and the M1.





This floor plan is produced in accordance with RICS Property Measurements Standards incorporating International Property Measurement Standards (IPMS) Residential. The plan is for layout guidance only and not drawn to scale unless otherwise stated. Measurements and position of windows, doors and other features are approximate and may not reflect the exact position and dimensions of these items. If any aspects of this plan are of specific importance, an independent inspection would be advised.

- Well presented one bedroom apartment in a purpose built block
- Open views across Gladstone Park
- Separate fitted kitchen
- Approximately 455 sq ft of well proportioned accommodation
- Communal bicycle storage
- Situated on the second (top) floor with a southerly aspect
- Bright reception room with space for dining
- Double bedroom and bathroom
- Allocated parking space plus shared visitor parking
- Access to loft storage



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

