



CAMPBELL GORDON WAY

LONDON, NW2

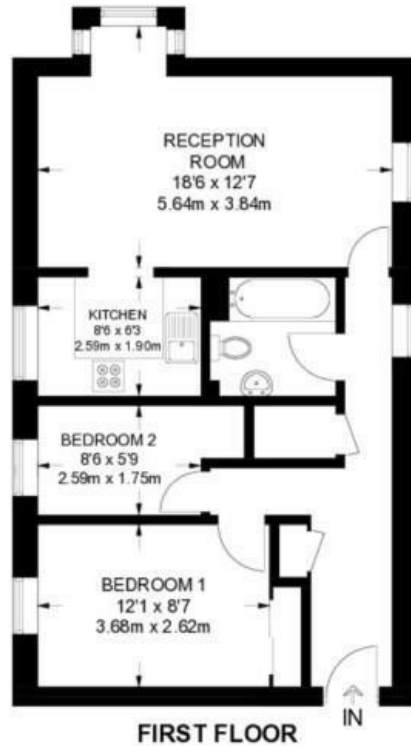
£400,000
LEASEHOLD

This spacious two-bedroom first-floor apartment is set within a popular award-winning development and enjoys being closely located to the green open spaces of Gladstone Park. Benefitting from two bedrooms, a good size reception room, kitchen, bathroom and access to communal gardens. The property comes with a long lease and no onward chain. Bright and well laid out throughout, the property offers a great balance of space, comfort and modern living, making it ideal for both first-time buyers and professionals.

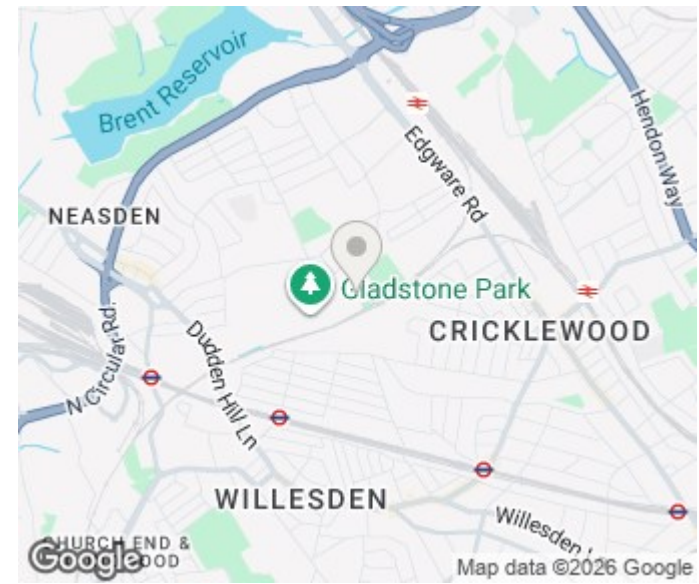
Tucked away in the quiet residential setting of Campbell Gordon Way, the apartment benefits from a peaceful atmosphere while still being close to everything you need. Gladstone Park is just moments away, perfect for walks, exercise or relaxing outdoors, and there are plenty of local shops, cafés, and everyday amenities nearby. Excellent transport links are also within easy reach, with Willesden Green, Dollis Hill and Cricklewood Thameslink stations all providing convenient access across London.

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APPROXIMATE FLOOR AREA = 612 SQ FT / 57.1 SQ M
INCLUDING LIMITED USE AREA (10 SQ FT / 0.9 SQ M)



Surveyed and drawn in accordance with the International Property Measurement Standards (PMS 2: Residential) FOXTONS.CO.UK



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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