



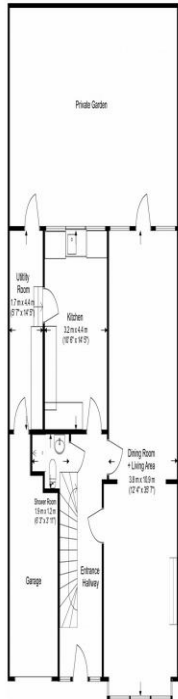
3 Bed Semi  
Gladstone Park Gdns  
NW2

- Immaculate family home
- Large cellar
- Stripped and polished floors
- Fireplace with wood burner

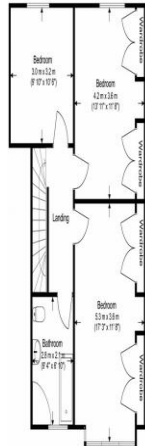
Asking price of £950,000  
Freehold

# Gladstone Park Gardens

## Ground Floor



## First Floor



TOTAL APPROX. FLOOR AREA  
182.4 SQ.M (196.4 SQ.FT)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements, of doors, windows, rooms and any other items are approximate and no responsibility will be taken for any error or mis-statement. This plan is for illustrative purposes only, is not to scale, and should be used only by a prospective purchaser or occupier.



Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>54</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		EU Directive 2002/91/EC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

A character filled THREE DOUBLE BEDROOM, TWO BATHROOM Edwardian semi-detached period house located on this quiet tree-lined residential turning just moments from GLADSTONE PARK. This spacious family house features a large double volume reception room with original stripped and polished floors and door giving access to the PRIVATE SOUTH FACING REAR GARDEN. There is a well equipped and recently fitted kitchen dining room, utility room and guest wc. The house also has the addition potential to extend into the loft space and also to the side and rear of the property.

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.