



Oxgate Gardens, Dollis Hill, NW2 6EA

£699,999

| 3 Bed

| 1 Bath

| 2 Reception

MAPESBURY

£699,999

Freehold

- Semi Detached
- Needs Modernising
- Gas Central Heating
- 95' Garden
- Close to Thameslink/Bus
- EPC Rating: Band-D
- 3 Bed | 2 Rec | 1 Bath
- Potential to Extend STP
- Bay Windows
- Close to Gladstone Park
- Early Viewings Advised
- Council Tax: Band-E

A fantastic chain-free investment opportunity to acquire this charming 1930s 3-bedroom semi-detached home in the sought-after Oxgate Gardens, Dollis Hill. The property offers excellent potential for extension and loft conversion (STPP), and is ideally located near schools, Gladstone Park, and Thameslink services.

Arranged over two floors, the ground level features a gated front garden, welcoming hallway with wood flooring, a bright bay-windowed reception room with fireplace, separate dining room with garden access, fitted kitchen with side entrance, downstairs WC, access to a 95' garden and garage via shared driveway.

Upstairs comprises two spacious double bedrooms, a third bedroom, tiled bathroom with bidet, and separate WC. Further benefits include gas central heating, double glazing, and well-proportioned rooms ideal for modern family living.

Well connected via local bus and train links, and with the A5, A1, North Circular (A406), and M1 within easy reach.

All viewings strictly via prior appointment with Mapesbury.





OXGATE GARDENS
LONDON NW2



GROUND FLOOR

FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1174.88 SQ. FT / 109.15 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN 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.
FLOOR PLANS ARE NOT DONE TO "SCALE".

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

MAPESBURY

Mapesbury House
84 Walm Lane
Willesden
London
NW2 4QY

020 8451 8999
contact@mapesbury.co.uk

mapesburyproperty.co.uk