



Baddiel House, Oberman Road, Dollis Hill, NW10 1DT

£695,000

| 3 Bed | 2 Bath | 1 Reception

MAPESBURY

£695,000

Leasehold

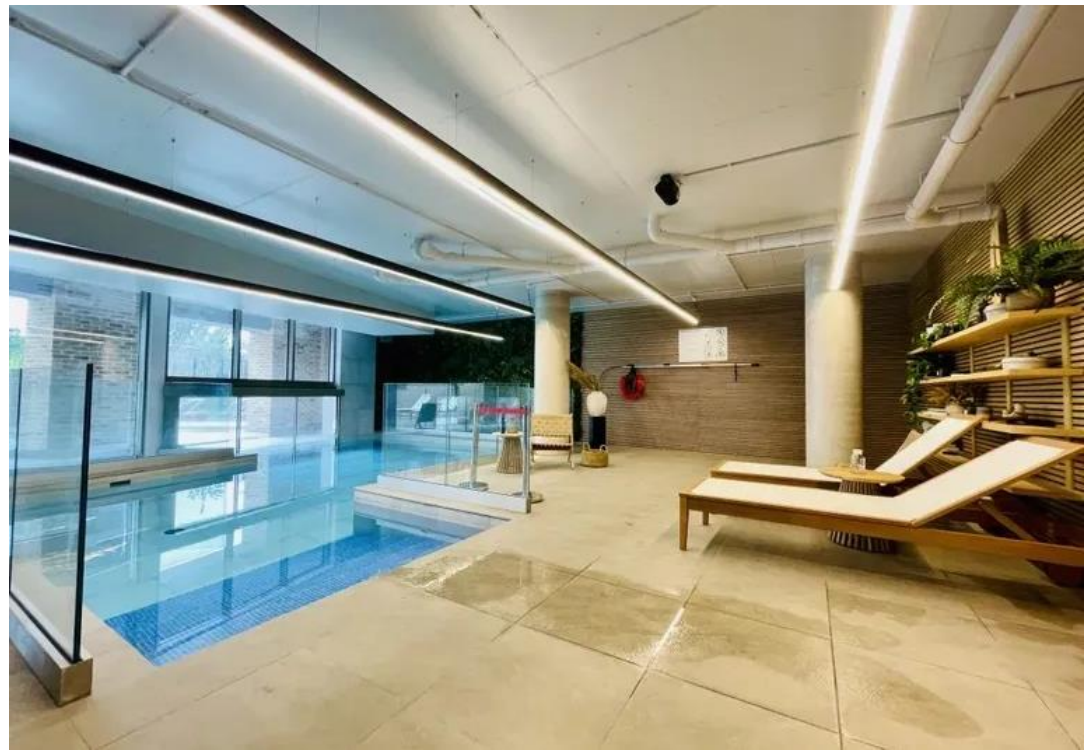
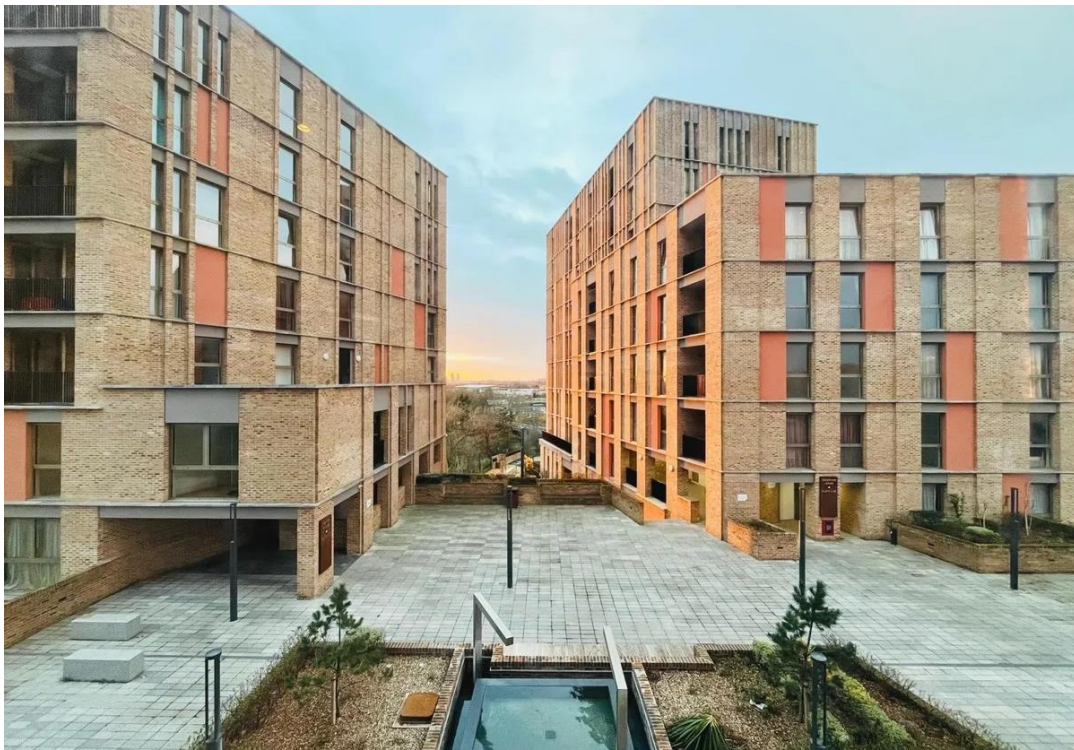
- Luxury New Penthouse
- Herringbone Flooring
- Bosch Appliances
- Residents Swimming Pool
- Close to Underground
- EPC Rating B
- 3 Bed | 2 Bath
- Private Terrace
- Access to Health Spa | Gym
- Stunning Views
- Concierge
- Council Tax: E

Middle Yard is an exclusive New Development with a collection of 136 apartments (1,2 & 3 Beds) spread across four buildings, which each have their own aspect and which offer residents an on-site gym, swimming pool, biodiverse gardens and private balconies or terraces. Middle Yard is located close to the greenery of Gladstone Park and within walking distance to the Jubilee Line.

This opulent Penthouse comprises of 3 Large Double Bedrooms with 2 Bathrooms and arranged over 7-8th floor. On the lower ground you are greeted with the Master Bedroom which features large floor-to-ceiling Double-Glazed Windows offering ample natural lighting to pour through throughout the day with En-Suite Bathroom. There is an open-plan reception with Fully Fitted Kitchen with Integrated Bosch Appliances (Fridge-Freezer, Dish-Washer, Ceramic Induction Cooker and Microwave) with access to Large Terrace with views of the local area.

The staircase leads to the upper floor level with 2 double bedrooms and a second lavishly designed bathroom with Heated Black Towel Radiator, Black Satin finish stainless steel wall mounted taps, white matte ceramic toilet and sink, Light grey porcelain floor tiles and dark grey porcelain wall tiles. There is an additional spare-room that can be used as a utility room for contemporary living standards for fitting a washing machine and to be used as an ironing room.








Upper Level



Lower Level

7th-8th Floor Level Baddiel House
Oberman Road London NW10 1DT
Approx Size: 1023 Sq Ft (95 Sq M)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(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