



Oxgate Gardens, Dollis Hill, NW2 6EB

£759,950

| 3 Bed | 1 Bath | 2 Reception

MAPESBURY

£759,950

Freehold

- Semi Detached House
- Front Drive
- Conservatory
- Potential for Loft
- Close to Thameslink
- EPC Rating D
- 3 Bed 2 Rec 1 Bath
- Private Garden
- Potential to Extend
- Close to Schools
- Chain Free
- Council Tax: E

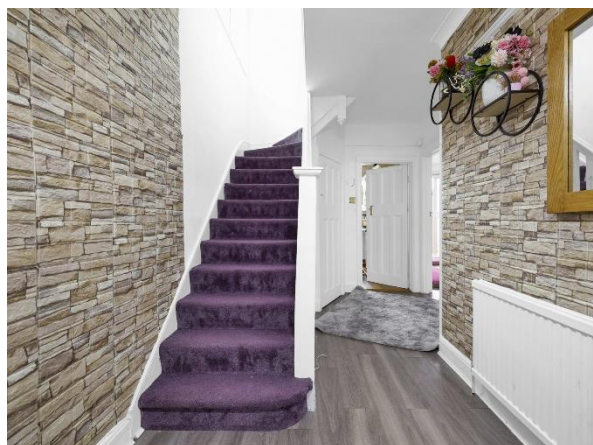
Raise your eyebrows to this highly coveted 3 Bedroom Semi-Detached House with separate Private Driveway nestled in Dollis Hill's Oxgate Gardens, a highly sought after investment offering development potential. Walking distance to bus-links, Thameslink via Brent Cross West and Gladstone Park as well as local schools.

The property is presented over 2 floors and the ground floor comprises of 2 reception rooms with bay window and access to rear conservatory, a fully fitted kitchen with access onto rear patio and garden, there is also a downstairs WC ideal for guests. The first floor benefits from 2 Double Master Bedrooms and a Large Bedroom overlooking the greenery of the private garden as well as views of the London City Skyline and a fully tiled bathroom.

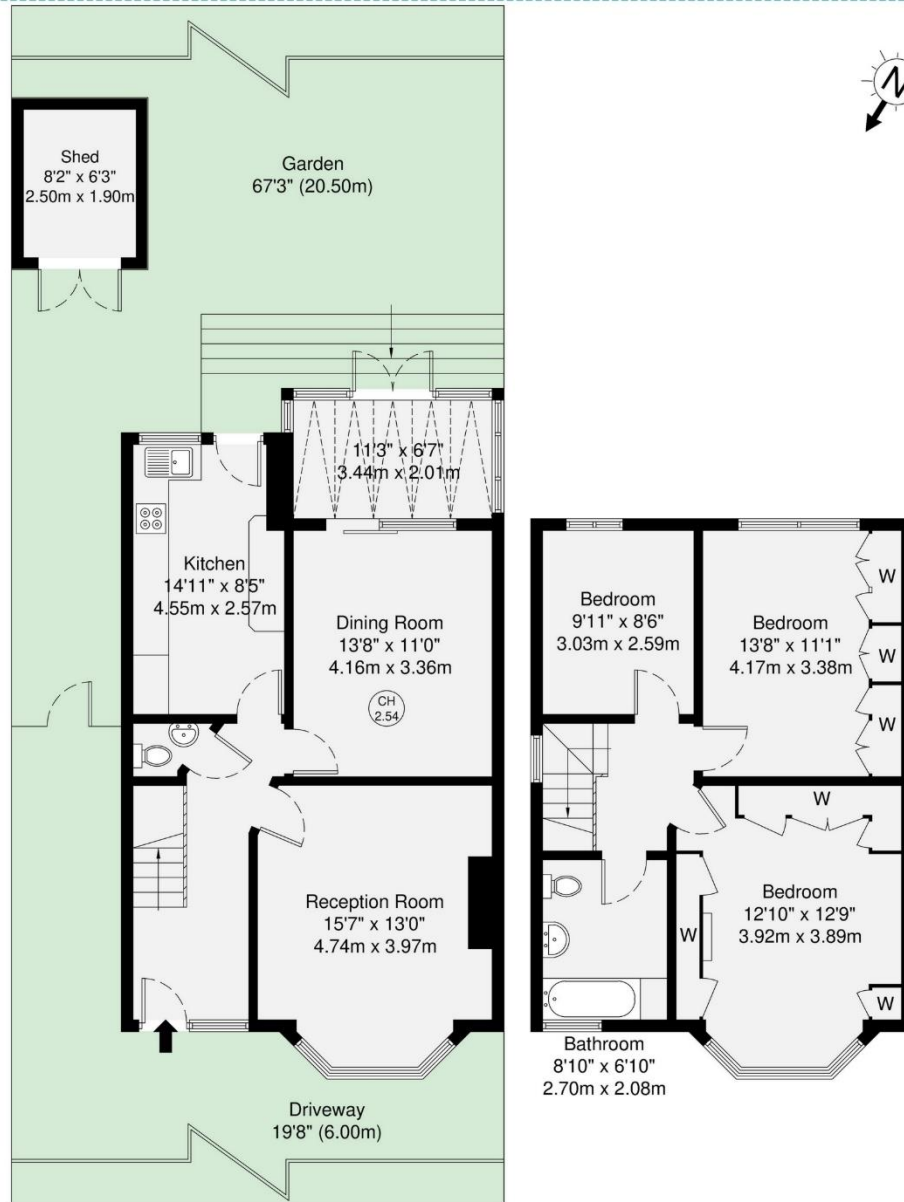
The property can benefit from modernisation and would also offer scope for further rear extension as well as a loft conversion (STP).

The closest Train Station is Brent Cross West which offers the Thameslink with fast access into Central London as well as excellent Bus Links nearby. Gladstone Park and local schools are also within walking distance making it an ideal family home or a first time purchase.

All viewings strictly via prior appointment with Mapesbury.







Ground Floor

First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
114.6 sq m / 1233 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
5.1 sq m / 55 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(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