

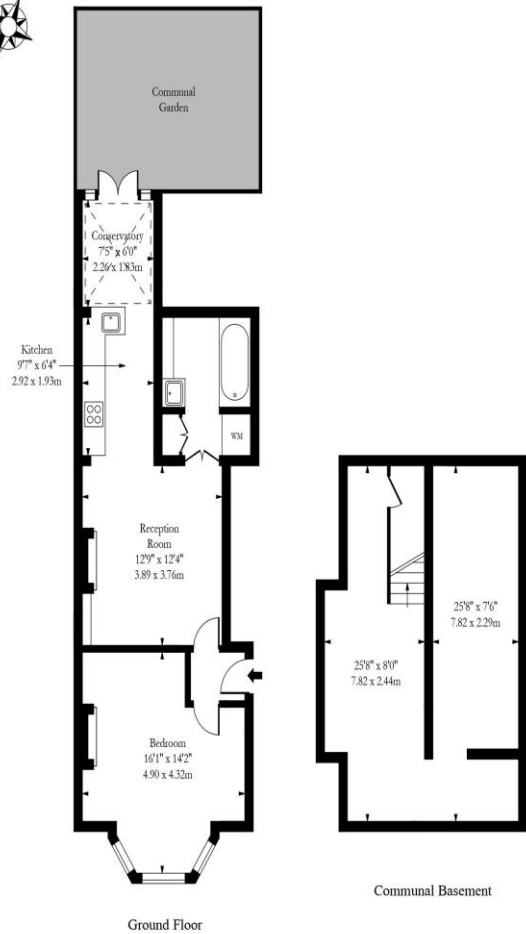


1 Bedroom
Gondar Gardens
London NW6

- Stylish apartment
- Dining room
- Direct access to garden
- Fantastic storage

Asking price of £550,000
Long Lease

Gondar Gardens NW6



Approx Gross Internal Area 568 Sq Ft - 52.77 Sq M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy. However all measurements are approximate.

The floor plan is illustrative purposes only and is not to scale

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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | 71 | 78 |
| (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 | |

A CHARACTER FILLED spacious one-bedroom ground floor conversion with direct access to a huge SOUTH FACING communal rear garden. This lovely home features a large reception room with open plan kitchen and dining area. Gondar Gardens is a quiet residential turning just off Mill Lane and within a short walk of Fortune Green.

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.