

# HUNTERS®

HERE TO GET *you* THERE



## Gladstone Parade

, London, NW2 6JT

By Auction £140,000



Council Tax: C

Floor Plan



Area Map



Energy Efficiency Graph



- Immediate 'exchange of contracts' available
- Double Studio For Sale
- Wood Effect Flooring
- Shops and Amenities Nearby
- Long Lease
- Sold via 'Secure Sale'
- Separate Kitchen
- Includes Parking area at Rear
- Close to Public Transport
- This property produces - 3.5 tonnes of CO<sub>2</sub>

MATERIAL INFORMATION

**Tenure: Leasehold**  
**Lease Years Remaining: 138years**  
**Annual Ground Rent: Nil**  
**Service Charge: £590pa**



BIDDING NOW LIVE! Follow link in full description.

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £140,000.

This property will be legally prepared, enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately, a transparent process which provides speed, security and certainty for all parties.

Nestled in the vibrant area of Gladstone Parade, London, this charming studio flat presents an excellent opportunity for first-time buyers and investors alike. Spanning a modest yet efficient 288 square feet, the property features a welcoming reception room that offers a versatile space for relaxation and entertaining. The well-appointed shower room ensures convenience and comfort for daily living.

One of the standout features of this studio is the allocated parking area, a rare find in such a bustling location, providing residents with peace of mind and ease of access. The property benefits from a long extended lease, making it an attractive option for those looking to settle in or invest in the London property market.

Situated close to the picturesque Gladstone Park, residents can enjoy the beauty of nature just a short walk away. Additionally, the proximity to Brent Cross stations and the shopping centre ensures that all essential amenities and transport links are within easy reach, enhancing the appeal of this location.

This property is being sold by auction, presenting a unique opportunity for savvy buyers to secure a home or investment in a desirable area. With its combination of location, features, and potential, this studio flat is not to be missed.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.