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Flowers Close, Gladstone Park, London, NW2

Asking Price £325,000



Bringing to the market, as sole agents, this bright and well-presented one-bedroom apartment, set within the peaceful modern development of Cipher Court.

The property comprises a spacious open-plan kitchen/reception room with direct access to a private balcony, a generous double bedroom and a modern bathroom. The apartment benefits from excellent natural light throughout, creating a bright and contemporary living space.

Further benefits include access to a spacious communal roof terrace offering impressive views across the London skyline, a shared communal garden and on-site parking.

Cipher Court is ideally positioned within Flowers Close, within easy reach of the 86 acres of green open space at Gladstone Park. A wide selection of shops, cafés and restaurants can be found nearby, with Brent Cross West (Thameslink) and Neasden (Jubilee Line) providing excellent transport connections into Central London and beyond.

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777
westhampsteadsales@hunters.com | www.hunters.com

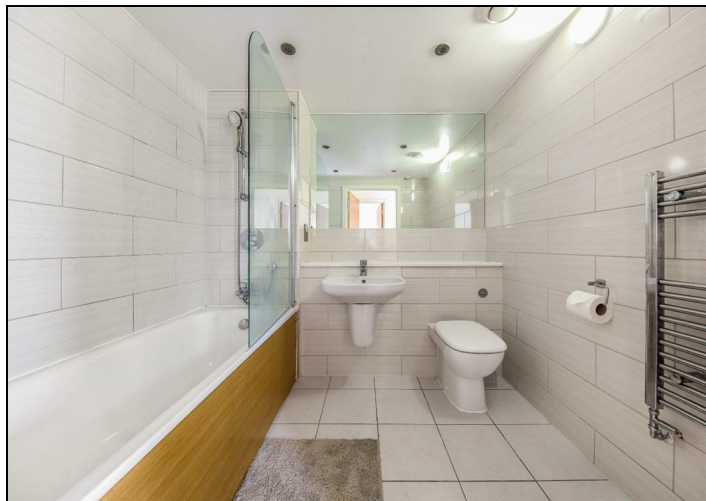


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KEY FEATURES

- One Bedroom First Floor Apartment
 - Private balcony
 - Underground secure parking
- Well-maintained building on a quite residential close
- Close proximity to Brent Cross West Thames Link
 - Communal roof terrace
 - Short walk to Gladstone Park





Flowers Close, NW2 7BF

Approx Gross Internal Area = 56.7 sq m / 610 sq ft

Balcony = 5 sq m / 54 sq ft

Total = 61.7 sq m / 664 sq ft

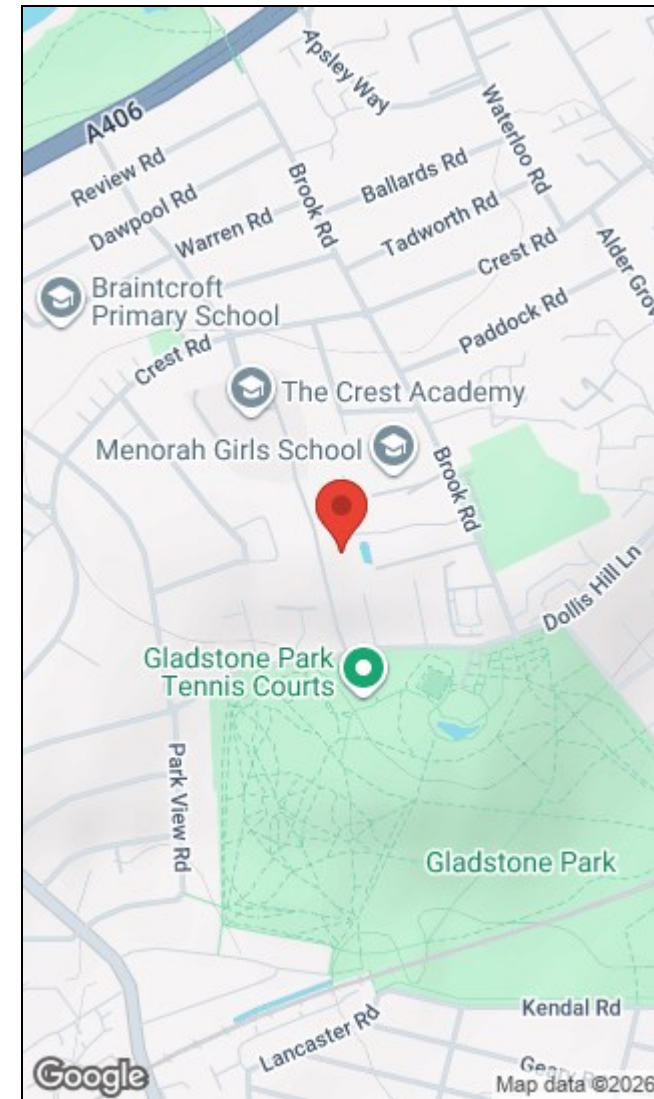


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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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