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# Campbell Gordon Way, Gladstone Park, London, NW2 Asking Price £389,950



A well-presented two-bedroom apartment, quietly positioned moments from the open green spaces of Gladstone Park, offering balanced living space and excellent connectivity across North West London.

The apartment extends to approximately 18 ft reception room, complemented by a separate kitchen/dining space, two well-proportioned bedrooms and a family bathroom. The layout is practical and well-suited to both owner-occupiers and investors alike. Offered to the market chain-free, the property presents a straightforward purchase opportunity for first-time buyers or those seeking a reliable rental asset.

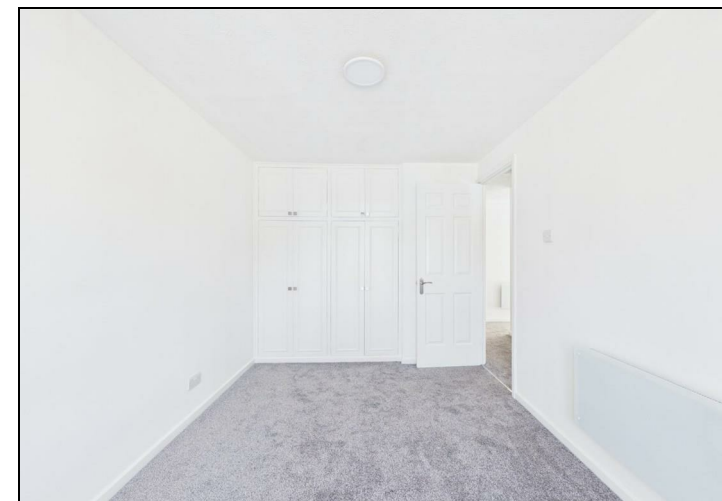
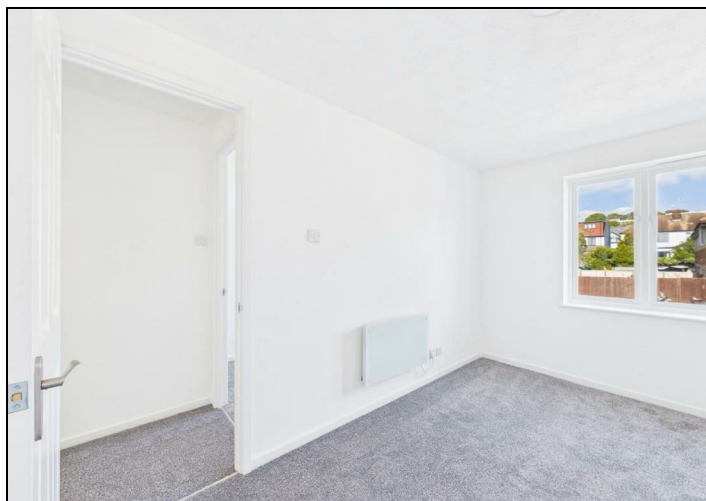
Campbell Gordon Way sits within easy reach of Gladstone Park, known for its tennis courts, outdoor gym and popular weekly Park Run. Cricklewood Broadway is close by, providing a wide range of local shops, cafés and everyday amenities. Transport links are strong, with Dollis Hill Underground station (Jubilee Line, Zone 3) offering direct access into Central London, alongside convenient road connections via Brent Cross and the M1.

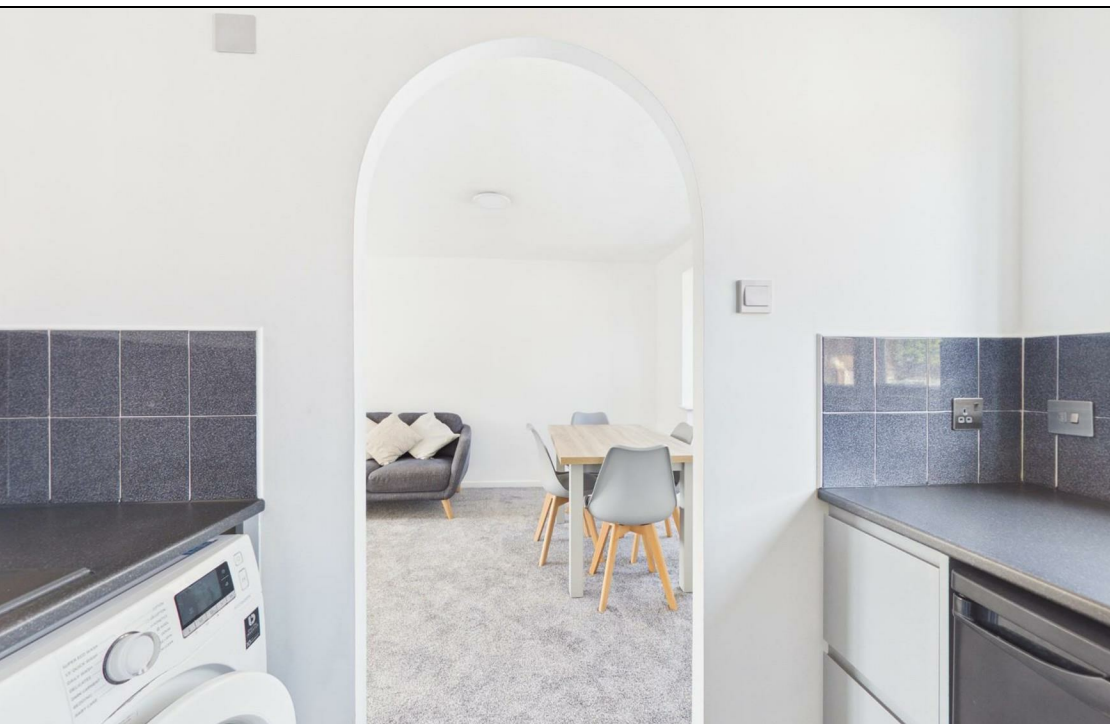
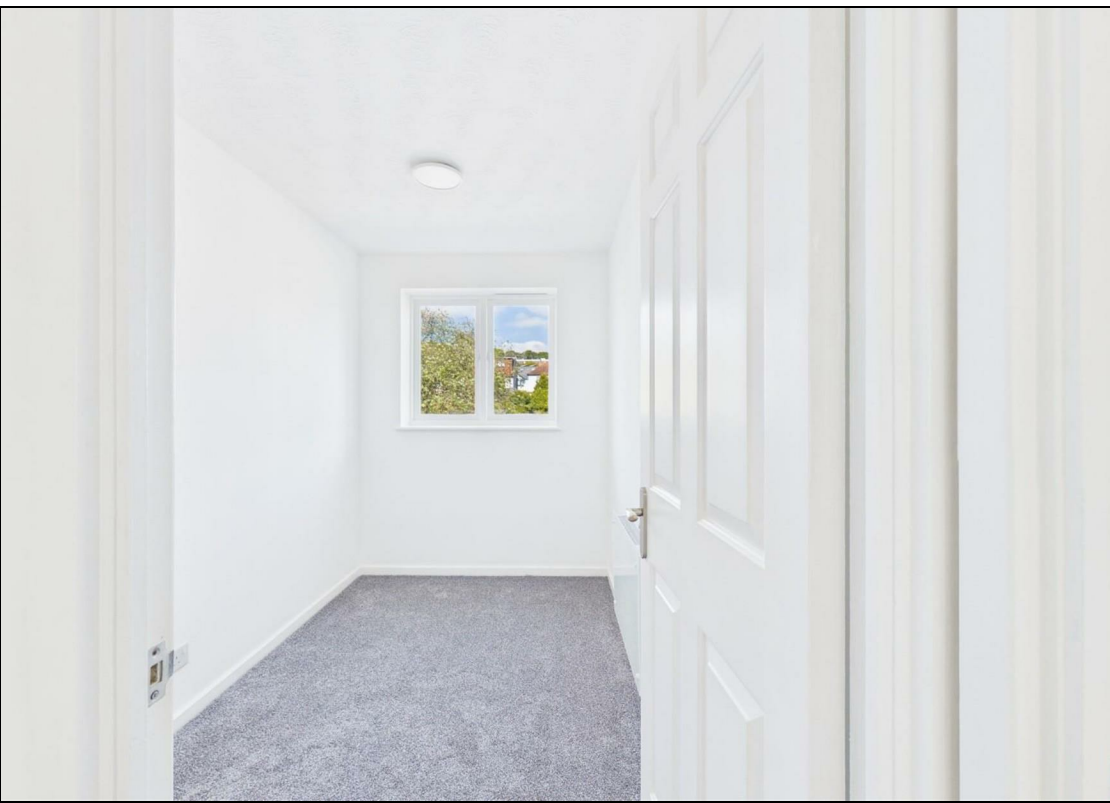
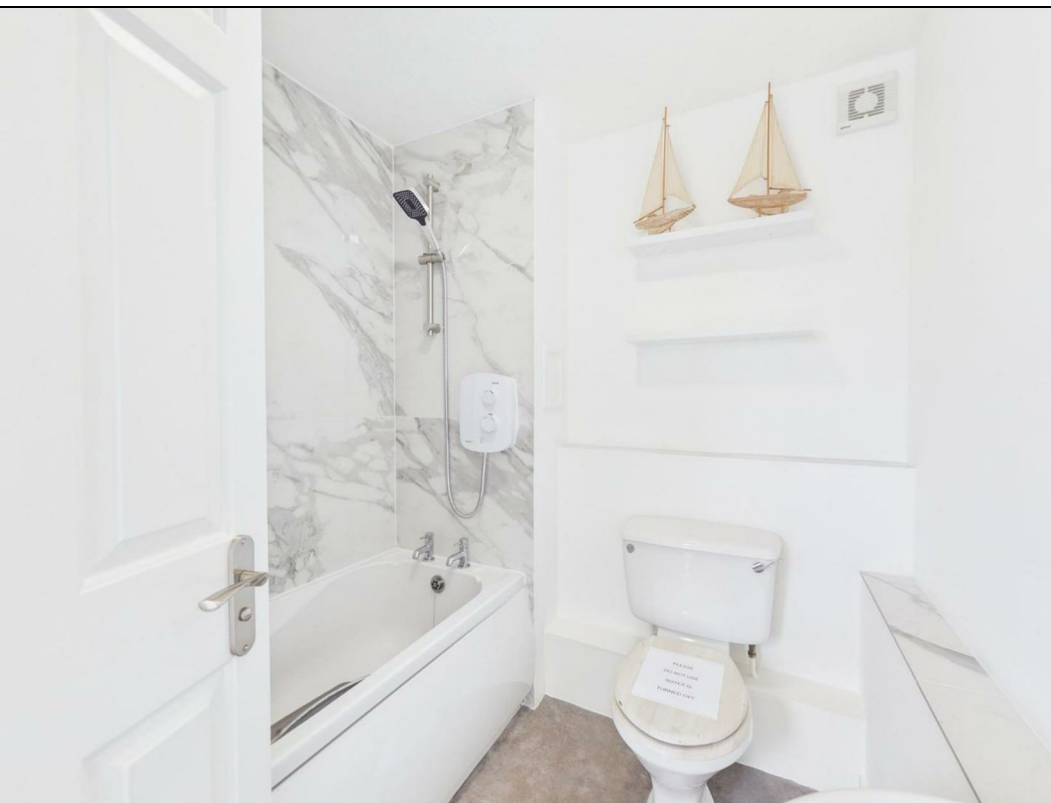
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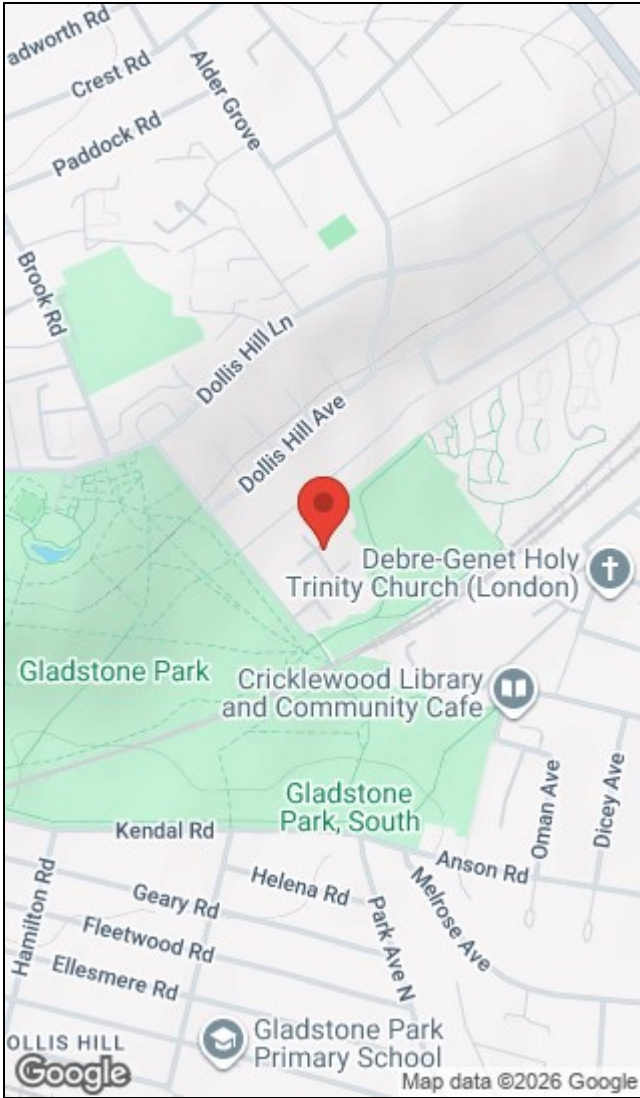
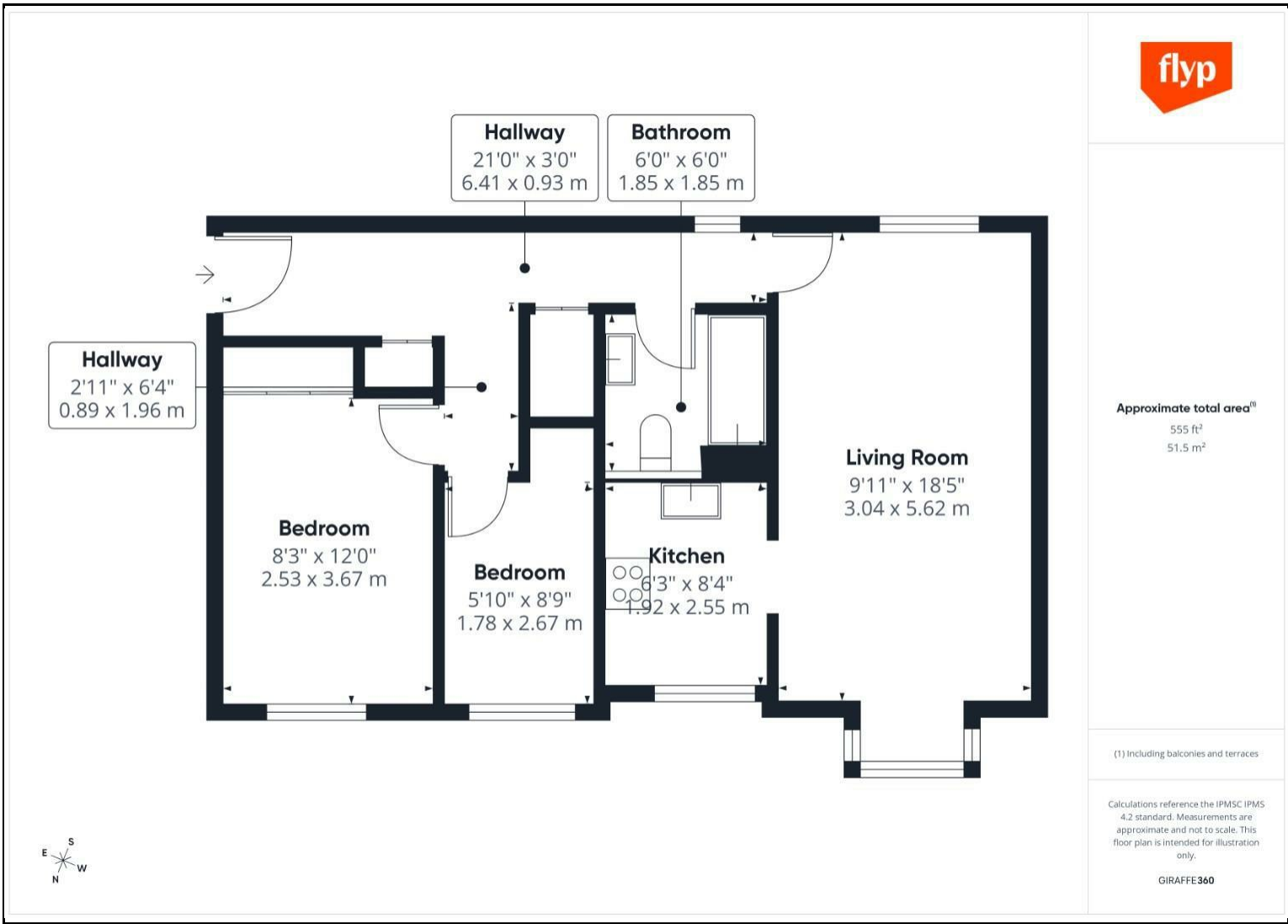


## KEY FEATURES

- Two Bedroom Purpose Built Flat
  - Parking available
- Moments from Gladstone Park
- Over 555 sq.ft of internal living
  - Modernised throughout
  - Long lease attached
  - Quiet residential block







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>	<b>77</b>	(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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