



**Oxgate Gardens, Dollis Hill, NW2 6EB**

**£390,000 Leasehold**

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Leasehold 2 large bedrooms | First floor maisonette with a private balcony | No service charge payable | Free on road parking 24/7 | Council Tax Band (C) | Ideal investment opportunity

Empire Estates is delighted to present a spacious 2-bedroom first floor period conversion maisonette with a private balcony.

This property is located in Oxgate Gardens, Dollis Hill which is a well-connected road with an abundance of transport links and amenities.

Oxgate Gardens is found near the amenities of Cricklewood Broadway and the extensive open green spaces of Gladstone Park. For motorists the A406 is close by providing easy routes into and out of London as well as the M1 motorway.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   c	76   c
55-68	D		
39-54	E		
21-38	F		



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In accordance with the Property Misdescriptions Act (1991) our particulars are a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out structural survey and the services and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.