



**Oxgate Gardens, Dollis Hill, NW2**

**OIRO £1,000,000**

**| 3 Bed | 2 Bath | 2 Reception**

**MAPESBURY**



## Offers in the region of £1,000,000 Freehold

- Detached House
- Private Garden
- Bay Windows
- Rental Investment
- Producing £48,000 Per Annum
- 4 Bed | 2 Rec | 2 Bath
- Secure Side Garage
- Close to Thameslink/Jubilee Line
- Freehold
- Council Tax: Band-F

Raise your eyebrows to this rare highly coveted 3-4 Bedroom Detached House with separate Garage nestled in Dollis Hill's Oxgate Gardens, a highly sought after family home offering unparalleled views and within walking distance to Bus-links, Thameslink and Gladstone Park as well as local schools. The house is arranged over two floors and offers excellent living space throughout with off-street parking and a private rear garden.

This Detached House is arranged upon 2 floors and comprises of 3 Double Bedrooms with 2 Bathrooms (1 en-suite Bathroom), 2 generously sized Receptions, an open plan Fully Fitted Kitchen with integrated cooker (Bosch American Style Fridge-Freezer, Bosch Built-in Gas Cooker, extractor, Mile Washing machine and Dishwasher) leading onto a Conservatory overlooking Patio/Garden in addition to Separate WC and Cloakroom on the Ground Floor.

Further benefits from Double Glazing, Gas Central Heating, Bay-Windows, Garden Shed and a separate rear Garage to fit at least 1 car.

Oxgate Gardens is ideally nestled within easy reach to the Thameslink and Jubilee Line as well as Bus Links nearby. The A5, A406, and M1 are also close allowing fast access around and into the city.







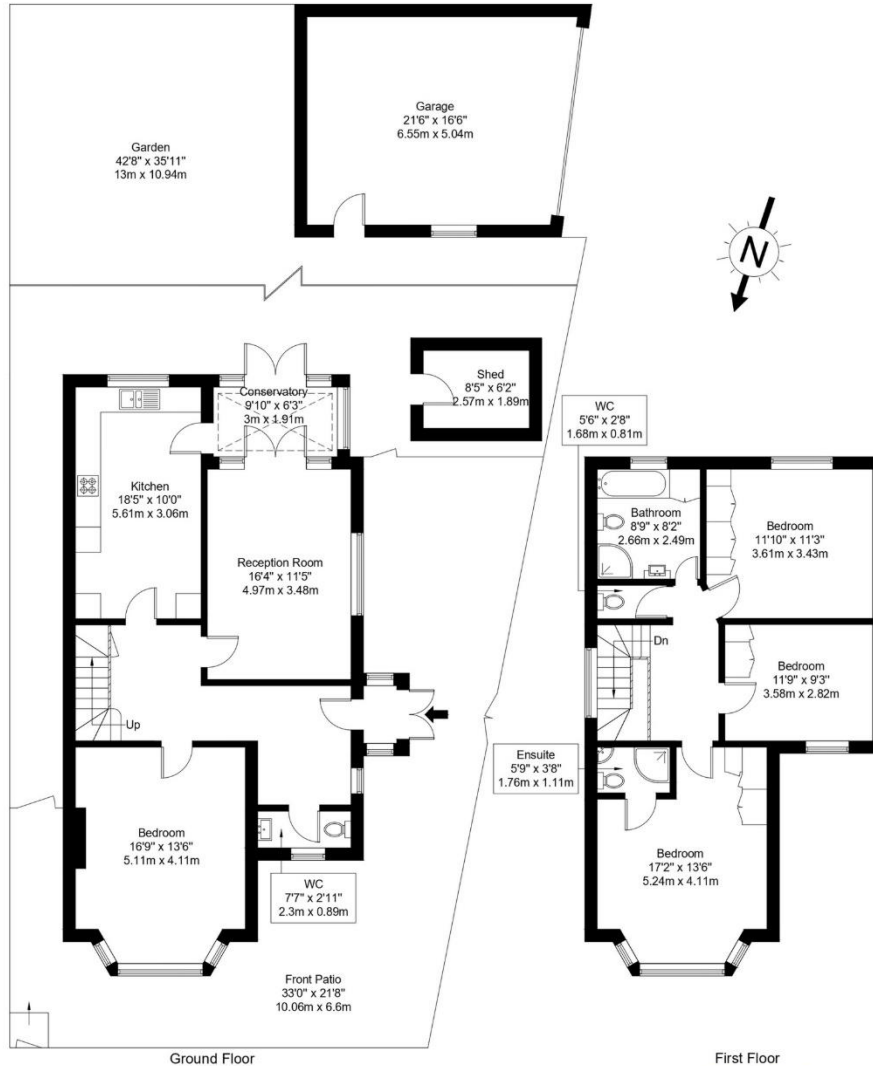
# Oxgate Gardens, NW2 6EB

Approx Gross Internal Area = 150.3 sq m / 1618 sq ft

Shed = 4.9 sq m / 53 sq ft

Garage = 31.4 sq m / 338 sq ft

Total = 186.6 sq m / 2009 sq ft



Ref :

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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		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

# MAPESBURY

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