

## Oman Court, NW2



772.00  
sq ft



TO LET from 1st March 2023 and enjoying far-reaching views over the neighbouring Gladstone Park is this stunning two double bedroom, two bathroom Penthouse apartment that is flanked by full length balconies at either side. Superbly located just a short walk from Dollis Hill and Cricklewood stations this property boasts bright and spacious, modern style living space with stylish interiors and a high quality finish throughout.

Accommodation comprises of an entrance hall leading into the bright and spacious, open plan dual aspect reception/kitchen with direct access onto a delightful private balcony and ample space for both relaxing and dining. The kitchen area comprises a modern range of matching wall and base units with work surfaces and breakfast bar area, incorporating inset sink unit, induction hob with overhead extractor and electric oven below, and further space for appliances. There are two well sized double bedrooms, each with inbuilt wardrobes, with access to a stylish en-suite shower and double doors onto a further private balcony to the master. A modern family bathroom with white three piece suite and elegant tiling completes the generous accommodation. The area is well served by good local schools and lovely open spaces including neighbouring the 86 acre Gladstone Park offering a weekly Park Run, outdoor gym, tennis courts all just a stone's throw away. Viewing essential.

- Available TO LET from 01/03/23
- Open plan dual aspect reception/kitchen
- Views over the beautiful Gladstone Park
- 2 Bedrooms and 2 Bathrooms, Private balcony
- Easy access of Dollis Hill and Cricklewood stations
- Deposit: £2423 Tax Band: C

**£2,100 Per Month**

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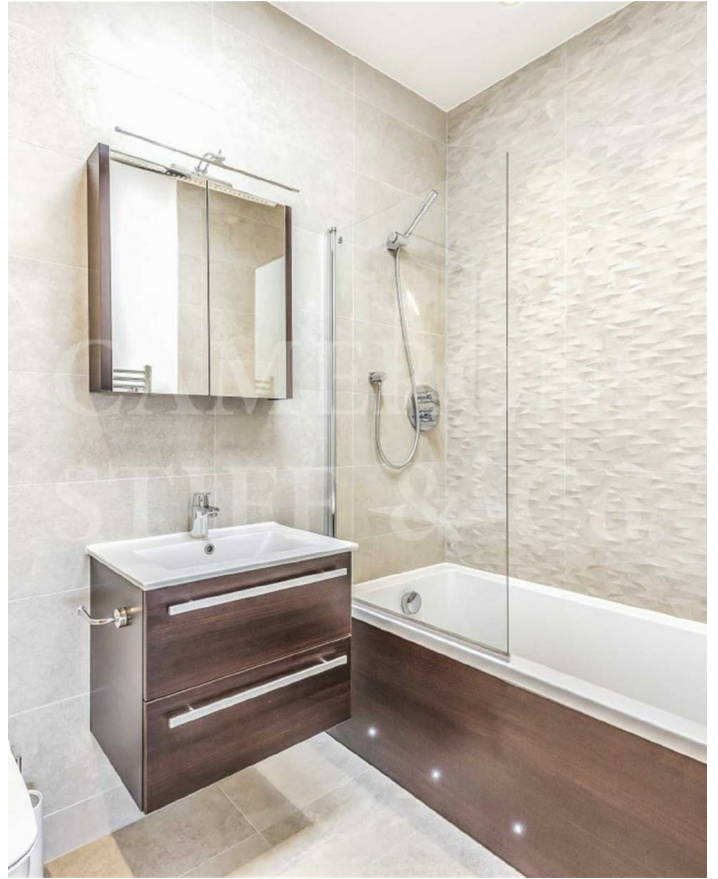
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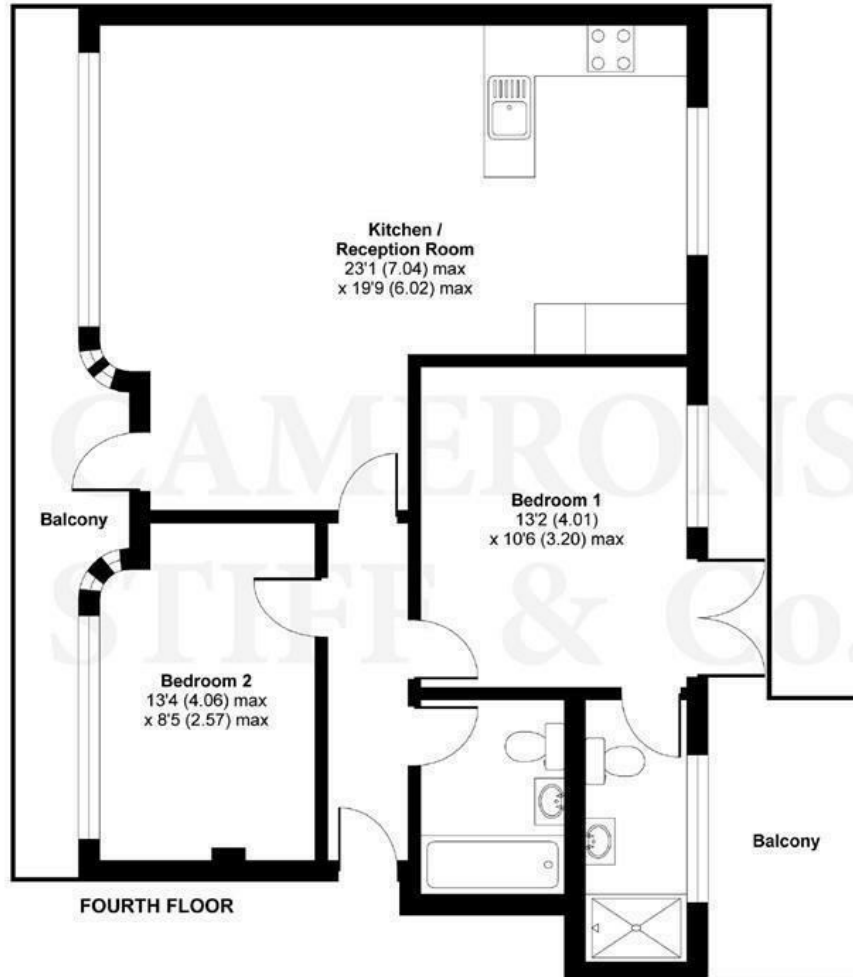
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# Oman Avenue, London, NW2

APPROX. GROSS INTERNAL FLOOR AREA 772 SQ FT 71.7 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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

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