



OAK TREE MEWS, LONDON, NW2  
**£575,000 FREEHOLD**

**THREE BEDROOM, TWO BATHROOM, MEWS HOUSE WITH PRIVATE GARDEN IN A GATED DEVELOPMENT, LOCATED JUST MOMENTS FROM WILLESDEN GREEN, DOLLIS HILL AND GLADSTONE PARK.**

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### LOCATION:

As a location Oak Tree Mews offers great transport links on the Jubilee Line at Dollis Hill meaning that Central London and The City can be reached within 20-35 minutes respectively from the front door of this property. If it's green spaces that you like then look no further than Gladstone Park which is only a eight minute walk from Oak Tree Mews and has tennis courts, a lovely Victorian garden and a gym and fitness centre. Further amenities are easily found on the High Road or Walm Lane for its array of shops, bars and restaurants. There is also a Sainsbury's supermarket for shopping.







## DESCRIPTION:

These unique mews houses are rare to the market, and therefore not one to be missed. Set over three floors, this family home comprises of a private 29ft front garden, and own front door entrance. On the ground floor is an open plan reception and kitchen area, with guest WC. French doors off the reception room open up on to the garden, making this entire area a great entertaining space.

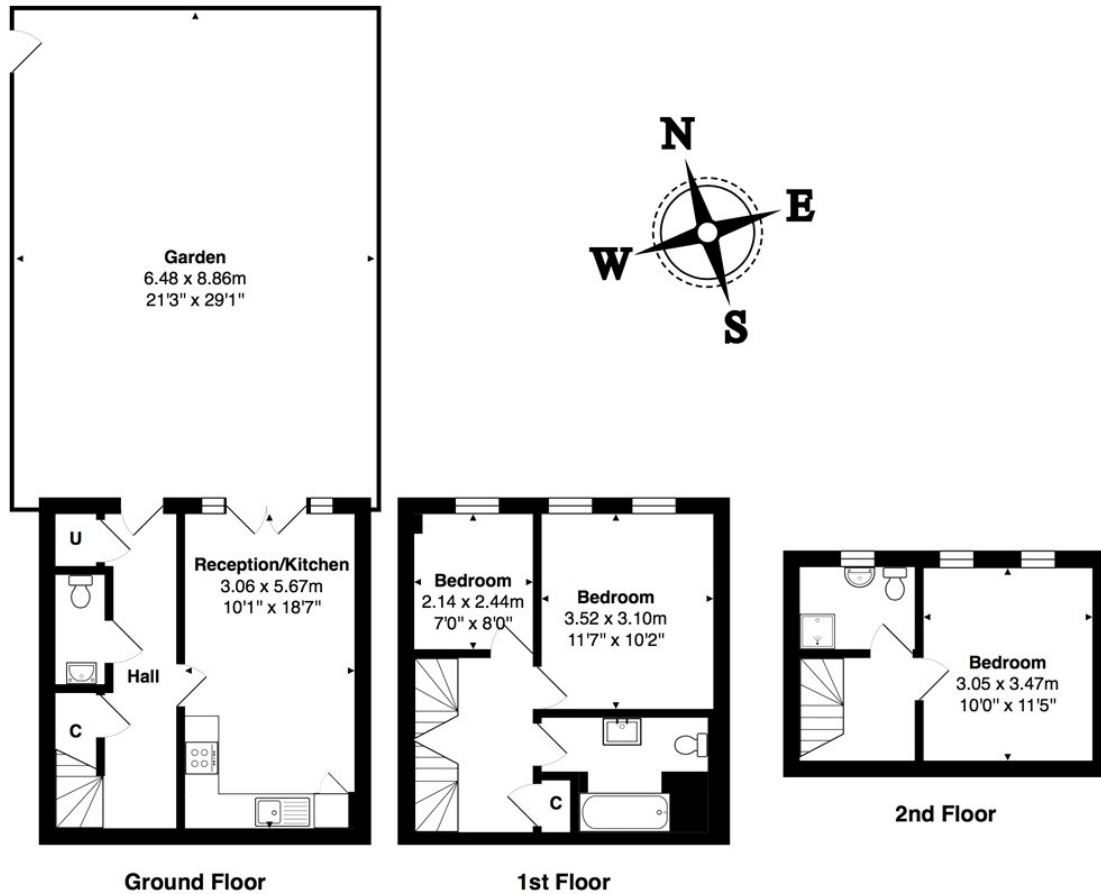
On the first floor there are two bedrooms and main family bathroom. The principle bedroom is located on the top floor, with separate shower room.

The entire mews further benefits from being within a gated development.

Viewing comes highly recommended.

TENURE - FREEHOLD

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Total Area: 80.0 m<sup>2</sup> ... 861 ft<sup>2</sup> (excluding garden)  
All measurements are approximate and for display purposes only

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		89
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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