

# CAMERONS STIFF & Co.

Inc. QUEENS PARK PARTNERSHIP



## Aberdeen Road, NW10

Camerons Stiff are delighted to bring to the market this one of a kind duplex apartment with stunning views over the London skyline. The property spans over 900 sq ft and has been beautifully refurbished with a modern open plan kitchen/diner which has been cleverly built into the eaves of the property.

This amazing split level property comprises 3 spacious bedrooms and a large family bathroom complete with roll top bath. Additional benefits include private entrance and bi-folding doors from the reception onto a stunning roof terrace with exceptional views.

Aberdeen Road is located in Dollis Hill, within a few minutes walk to Dollis Hill Jubilee Line and Hamilton Road, offering delightful village style cafés, restaurants, local green grocer and convenience shops.

Stunning 94 acre Gladstone Park is also a few minutes away with its popular Café in the grounds of the park, tennis courts and outdoor gym.

- Stunning split level apartment spanning 904 sq ft
- 3 spacious bedrooms & large family bathroom
- Roof terrace with spectacular views
- Modern fixtures and fittings
- Close to Gladstone Park
- Excellent transport links

**£650,000 Leasehold**

**[www.cameronsstiff.co.uk](http://www.cameronsstiff.co.uk)**

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Energy Efficiency Rating		Current	Potential
102-100	A		
92-101	B		
82-91	C		76
72-81	D	53	
62-71	E		
52-61	F		
1-51	G		

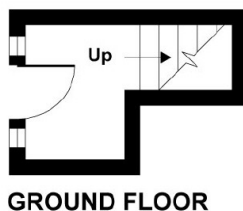
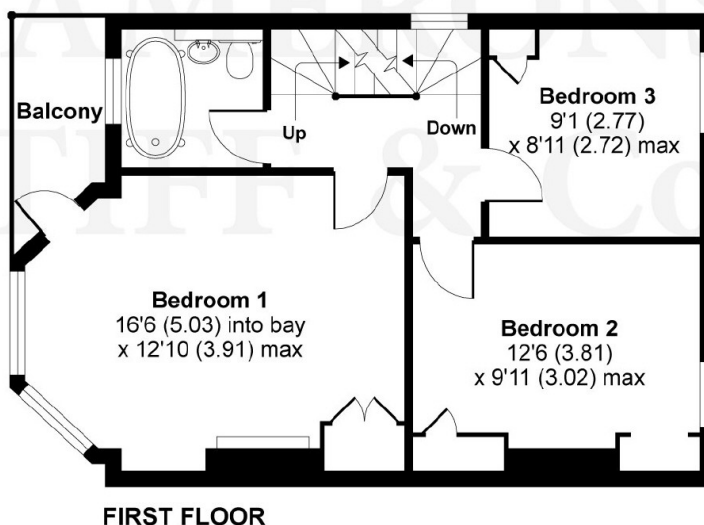
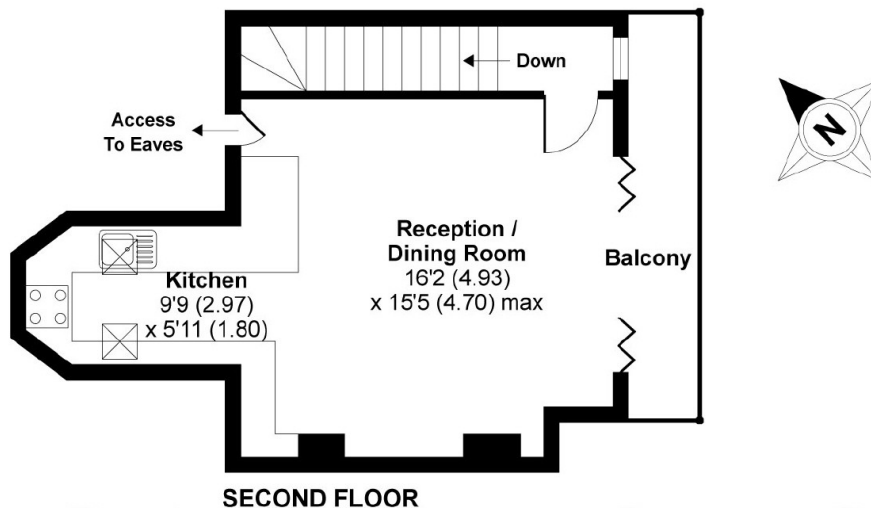
Not energy efficient - higher running costs

EU Directive 2002/91/EC

England & Wales

## Aberdeen Road, London, NW10

APPROX. GROSS INTERNAL FLOOR AREA 904 SQ FT 84 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



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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