



Harlesden Gardens, London, NW10 4HB

£1,175,000

Harlesden Gardens, NW10 4HB

Approx Gross Internal Area = 146.53 sq m / 1577 sq ft
Shed = 6.38 sq m / 68 sq ft
Office/ Child's Play Room = 7.56 sq m / 81 sq ft
Eaves Storage/ RHH = 9.98 sq m / 107 sq ft
Total = 170.45 sq m / 1834 sq ft

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□ = Reduced headroom below 1.5m / 5'0"

Ref : Copyright **BLEU PLAN**

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for guidance purposes only. The plan has been prepared in accordance with the RICS code of best practice and will be based on the information provided. It must not be relied on. Dimensions and areas are approximate and will be represented on the floor plan. Please to any extent of particular importance, you should use your own judgement and not rely on the plan.

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A map of the Harlesden area in London. A yellow pin marks the location of the BAPS Shri Swaminarayan Mandir, London, which is labeled with its name and an Om symbol. The map shows major roads including Harrow Rd, Willesden Ln, and All Souls Ave. The A404 and B413 roads are also indicated. The map includes icons for a train station and a bus stop. The Google logo is visible in the bottom left corner, and the text 'Map data ©2025' is in the bottom right corner.

Accommodation

- Four Double Bedrooms
- High Spec Kitchen-Dining Room
- Downstairs W/C
- Origning Features Throughout
- Short Walk to Roundwood Park
- Garden Room (Home Office/Playroom)
- 0.5 Miles to Willesden Junction Station
- Ideal Family Home

Please contact our Daniels, Willesden Green Office on 020 8452 7000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Current: 73 Potential: 83

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-30) G		
Not environmentally friendly - higher CO ₂ emissions		

Current: 73 Potential: 83

England & Wales EU Directive 2002/91/EC



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