



Craven Park Road, London, NW10 8SE

Asking Price £265,000 Leasehold



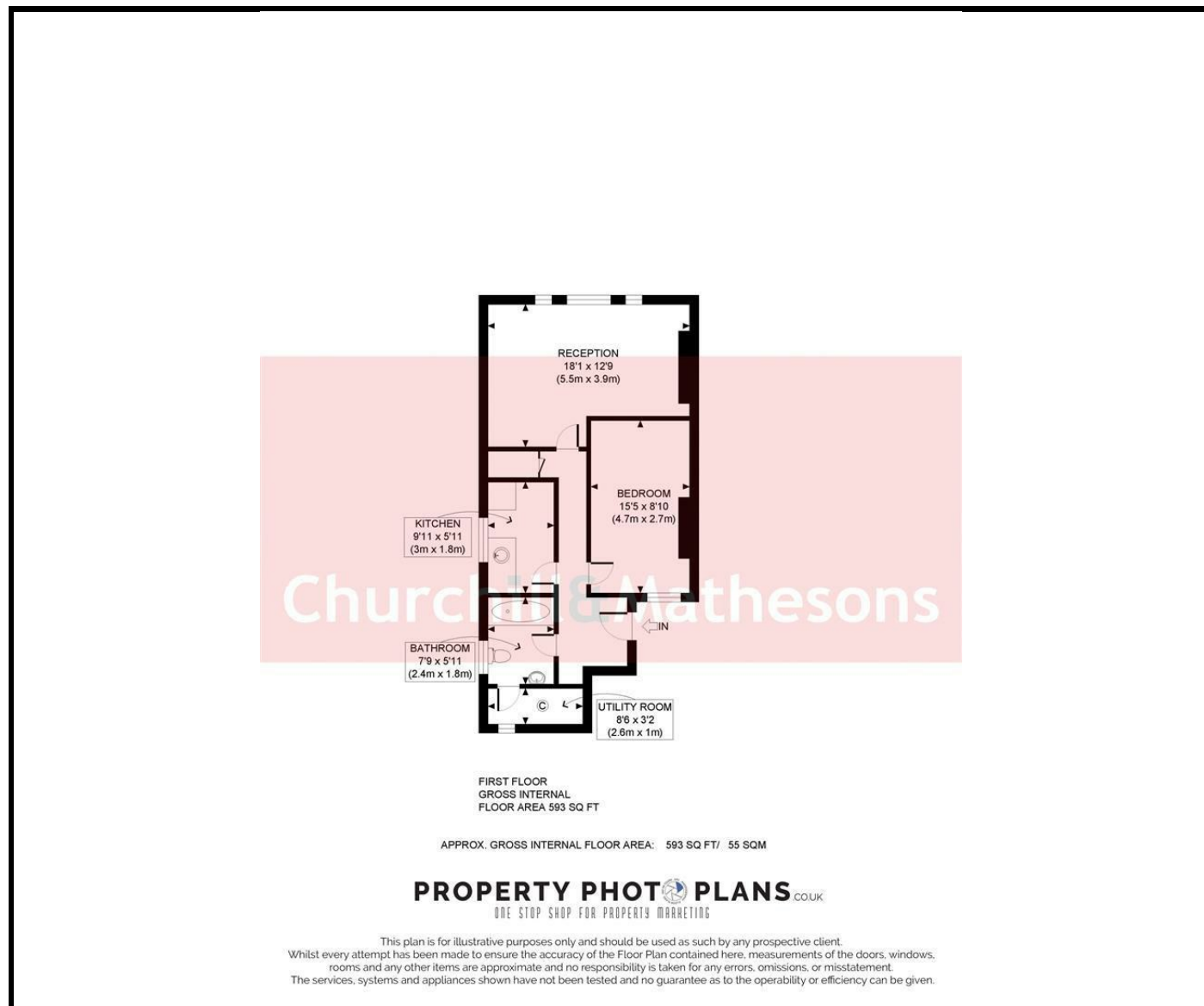
**KEY FEATURES:**

- FIRST FLOOR FLAT
- ONE DOUBLE BEDROOM
- SPACIOUS LOUNGE/DINER
- SEPARATE KITCHEN
- NO UPPER CHAIN
- CLOSE TO SHOPS

**REDUCED TO SELL**

This 593sqft flat boasts spacious reception room/diner, separate kitchen, one double bedroom and a partly tiled bathroom. Further benefits are the property is being offered with NO UPPER CHAIN.

Craven Park Road is located close to a wide range of shops and independent cafes. Local nurseries and schools are a short walk away. Transport links including bus routes to Brent Cross, Acton, Wembley and Willesden Green are just moments away and Harlesden Train Station (London Overground & Bakerloo Line - Zone 3) and Willesden Junction Station (London Overground & Bakerloo Line - Zone 2 & 3) are a 10 minute walk away. Local Borough of Brent. Council Tax Band D.



**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		
	<b>67</b>	<b>73</b>

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC

Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

**CHURCHILL & MATHESONS ESTATE AGENTS** have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/- 6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.