



84 Craven Park, London, NW10 8QH

Asking Price £420,000 Share of Freehold



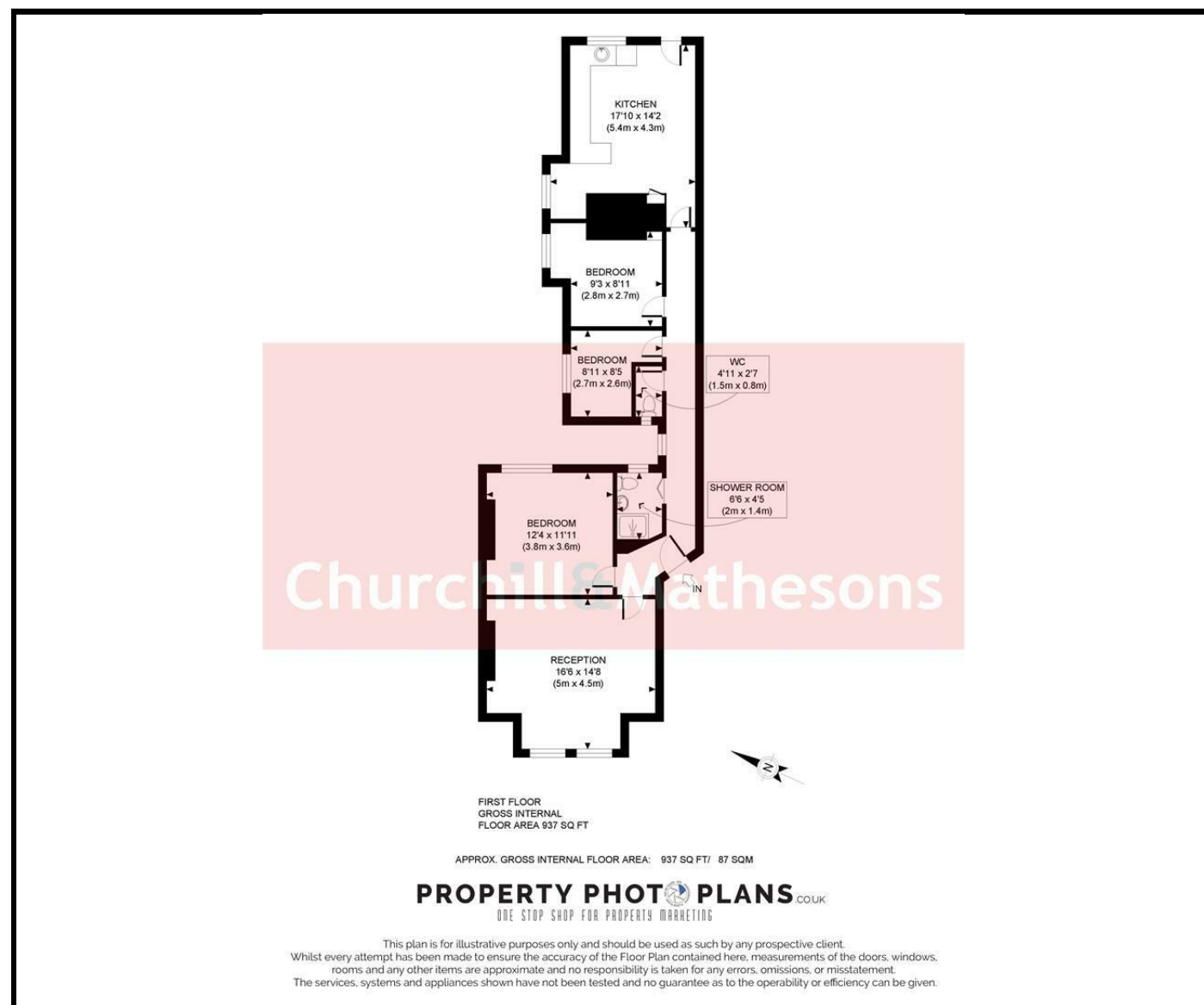
**KEY FEATURES:**

- SHARE OF FREEHOLD
- 996 YEAR LEASE
- PERIOD PROPERTY
- 6 FLATS IN THE BUILDING
- LOCALLY MANAGED
- CLOSE TO AMENITIES

Stunning Share of Freehold 3-bedroom flat

Looking for a large well decorated 937sqft, 3-bedroom flat close to Willesden Junction, shops and restaurants. Situated on the 1st floor of a period building this flat has high ceilings and wooden floors. A large living room at the front and tiled well-appointed modern kitchen with breakfast area at the rear. A tiled shower room with heated towel rails and a separate toilet. Access from the flat to a communal garden

In catchment for Harlesden Primary and 0.6miles to Roundwood Park.



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>65</b>	<b>78</b>
<b>England &amp; Wales</b>	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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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.