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**Churchill & Mathesons**

Charlton Road, London, NW10 4BD

Offers In Excess Of £325,000 Leasehold



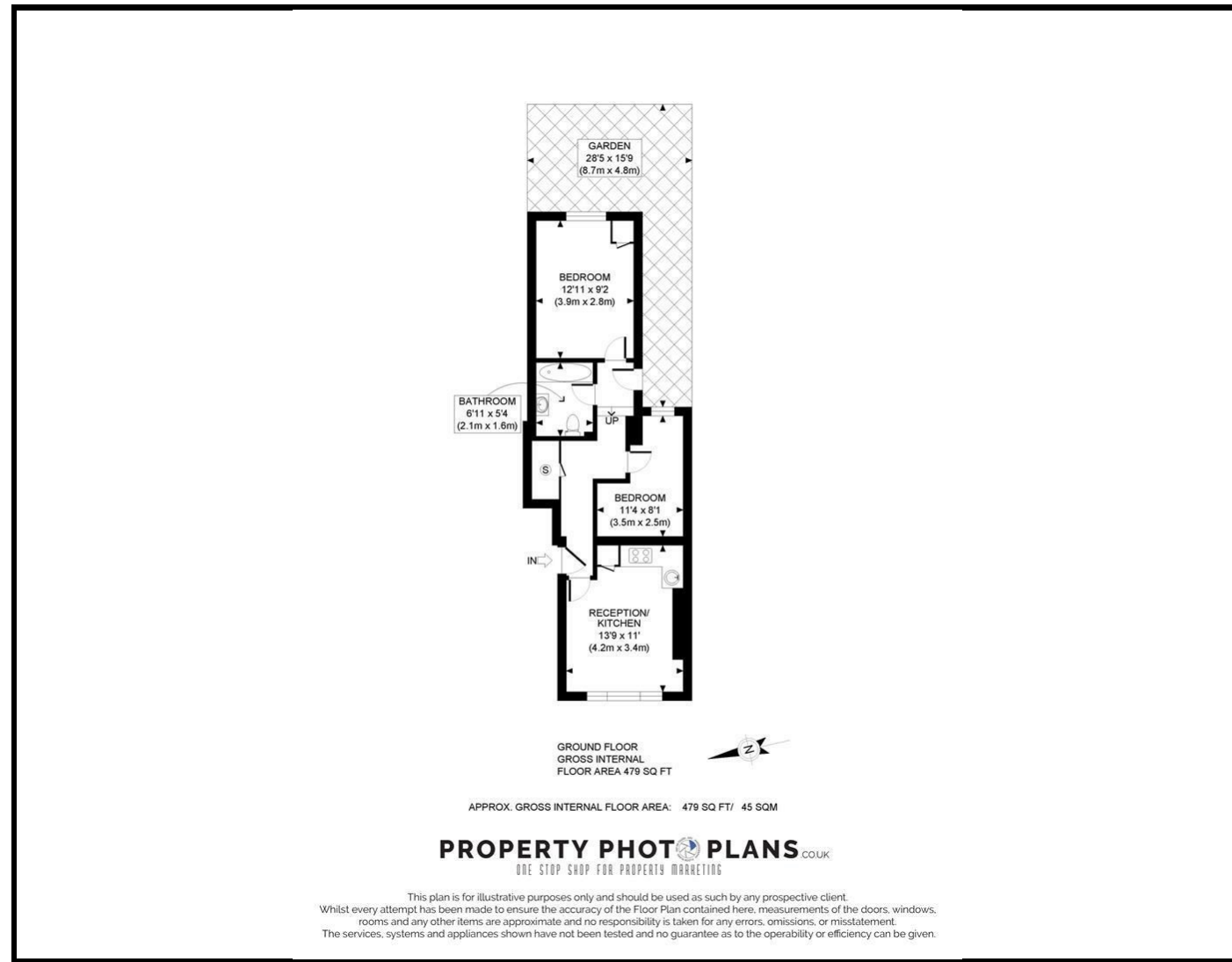
**KEY FEATURES:**

- TWO BEDROOM FLAT
- GROUND FLOOR
- PRIVATE REAR GARDEN
- OPEN PLAN RECEPTION ROOM/KITCHEN
- CLOSE TO SHOPS & TRANSPORT
- GAS CENTRAL HEATING

A WELL PRESENTED TWO BEDROOM GROUND FLOOR GARDEN FLAT.

The property comprises of entrance hall, open plan reception room / kitchen with a door leading to a private rear garden, two bedrooms and family bathroom.

Charlton Road is ideally located close to all the local amenities of Harlesden Town Centre and located close to local transport links on Manor Park Road. Harlesden Station (London Overground & Bakerloo Line - Zone 3) and Willesden Junction Station (London Overground & Bakerloo Line - Zone 2 & Zone 3) are just a short walk away from Harlesden Town Centre. London Borough of Brent. Council Tax Band B.



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>		70	75
(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>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>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	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.