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**Churchill & Mathesons**

Tunley Road, London, NW10 9JR

Asking Price £435,000 Leasehold



#### KEY FEATURES:

- 2 DOUBLE BEDROOMS
- SEPERATE RECEPTION ROOM
- FITTED KITCHEN
- MODERN TILED BATHROOM
- REAR GARDEN
- LOCATED ON A QUIET RESIDENTIAL STREET
- EXCELLENT TRANSPORT LINKS
- LONG LEASE
- LOW SERVICE CHARGE

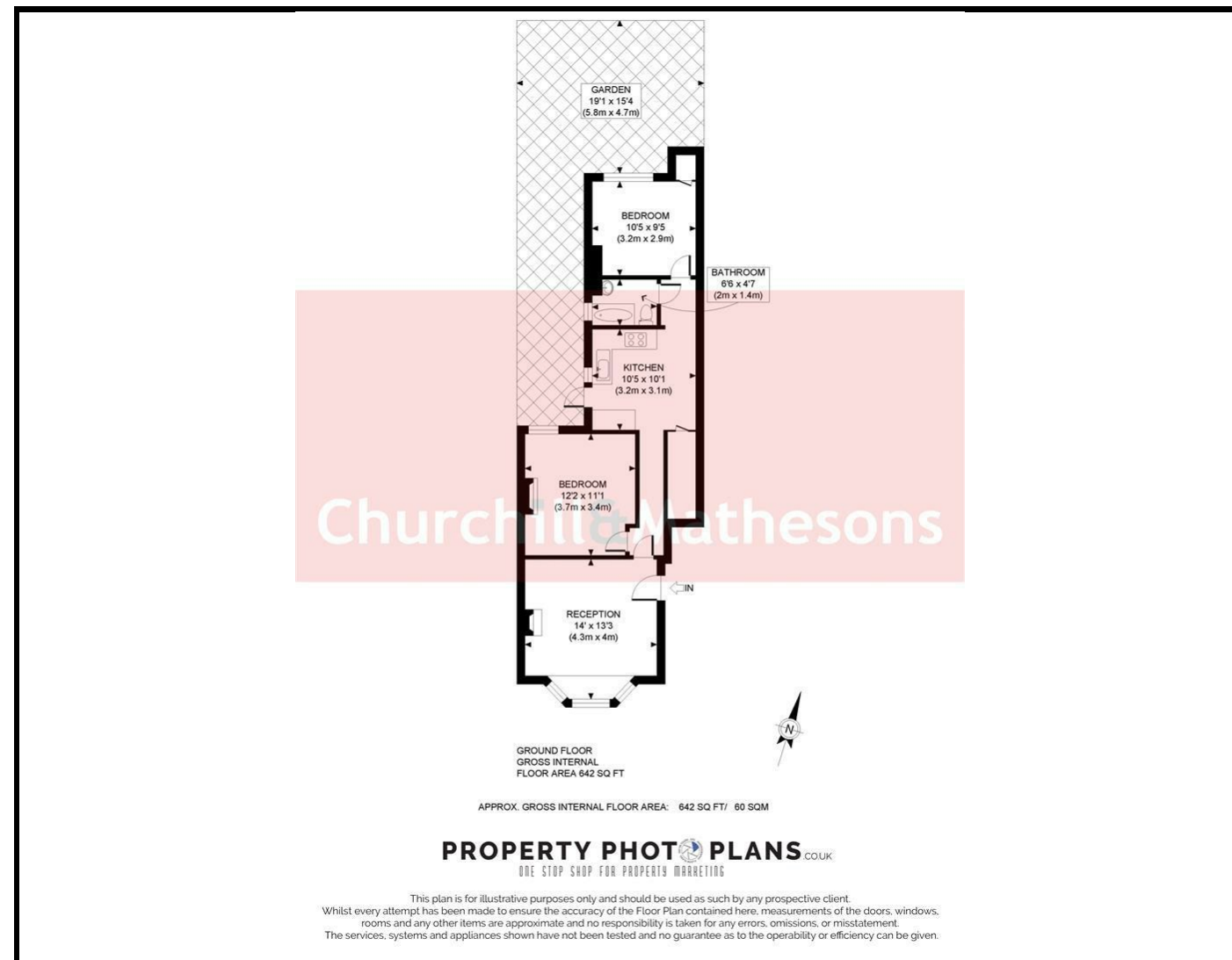
#### SPACIOUS GROUND FLOOR FLAT FOR SALE

Churchill & Mathesons is proud to present this charming property located on Tunley Road in the sought-after area of Harlesden, NW10. This delightful flat boasts a spacious living room with high ceilings, a bay window perfect for entertaining guests or simply relaxing after a long day. With two cosy bedrooms, there's plenty of space for a small family or for those who enjoy having a guest room or home office.

The tiled bathroom makes it easy to maintain and adding a modern feel. With a total of 642 sq ft, this flat offers a comfortable living space that is both practical and stylish.

It has a paved garden, providing a lovely outdoor space to enjoy a morning coffee or to unwind in the evenings.

Don't miss out on the opportunity to make this property your new home. Contact us today to arrange a viewing.



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>64</b>	<b>76</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		
<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.