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**Churchill & Mathesons**

32 Dairy Close, London, NW10 3RJ

Offers In Excess Of £400,000 Leasehold

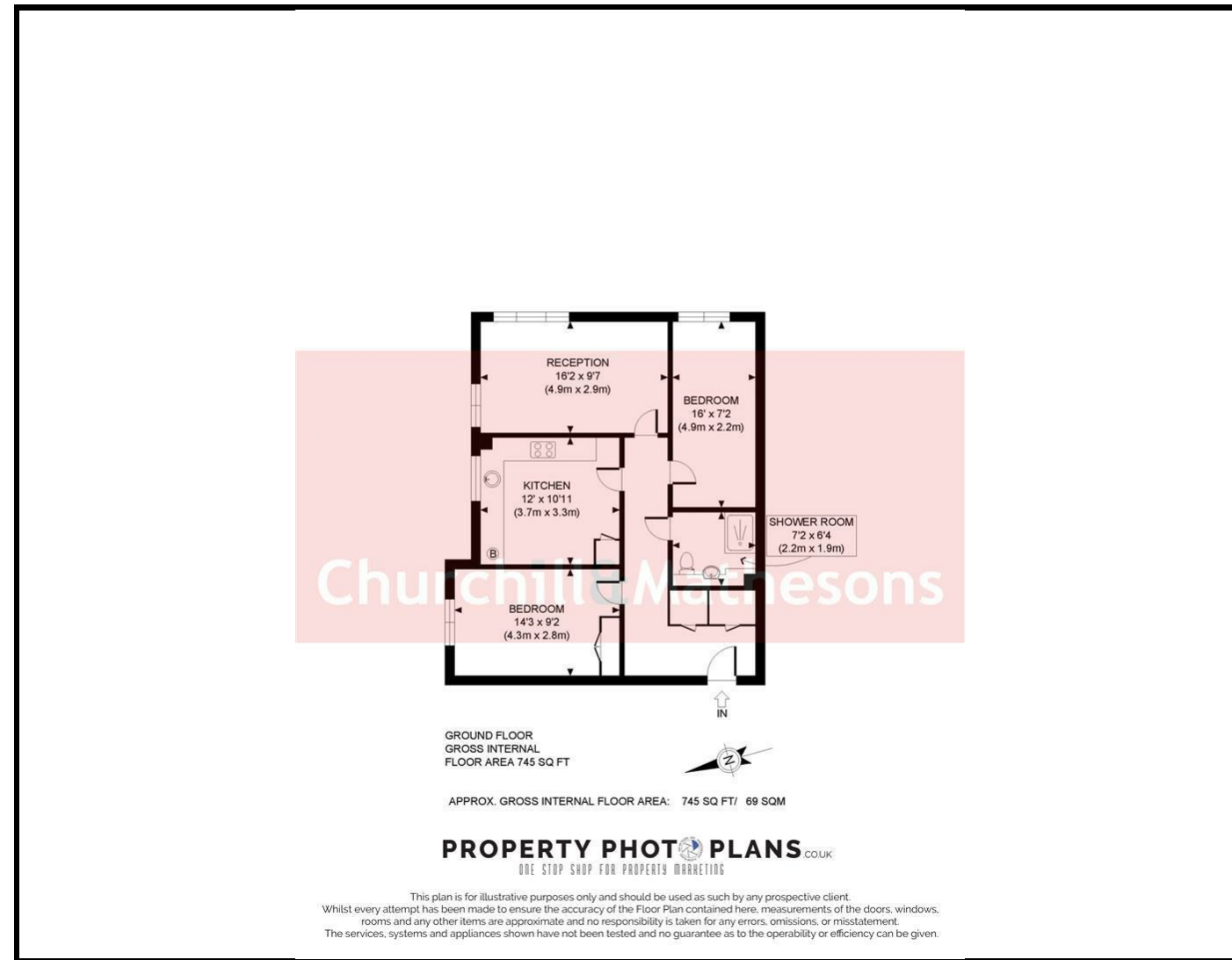


**KEY FEATURES:**

- GROUND FLOOR FLAT
- PURPOSE BUILT
- 2 BEDROOMS
- 1 RECEPTION
- 1 SHOWER ROOM
- QUIET CUL DE SAC
- LEASE 77 YEARS

**LARGE GROUND FLOOR PURPOSE BUILT FLAT**

Churchill & Mathesons is proud to present this 745sqft / 69sqm light and spacious purpose-built ground floor flat in walking distance to Roundwood Park, schools, shops and local amenities. The flat boasts entrance hall with loads of storage, 2 bedrooms, (main has built in cupboards) 1 x shower/wet room and a large living room. The large separate kitchen is well appointed with lots of work space. **PARKING FOR 1 CAR** (There is parking but not allocated to specific flats)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.