



St. Marys Road, London, NW10 4AT

Offers In Excess Of £400,000 Leasehold - Share of Freehold



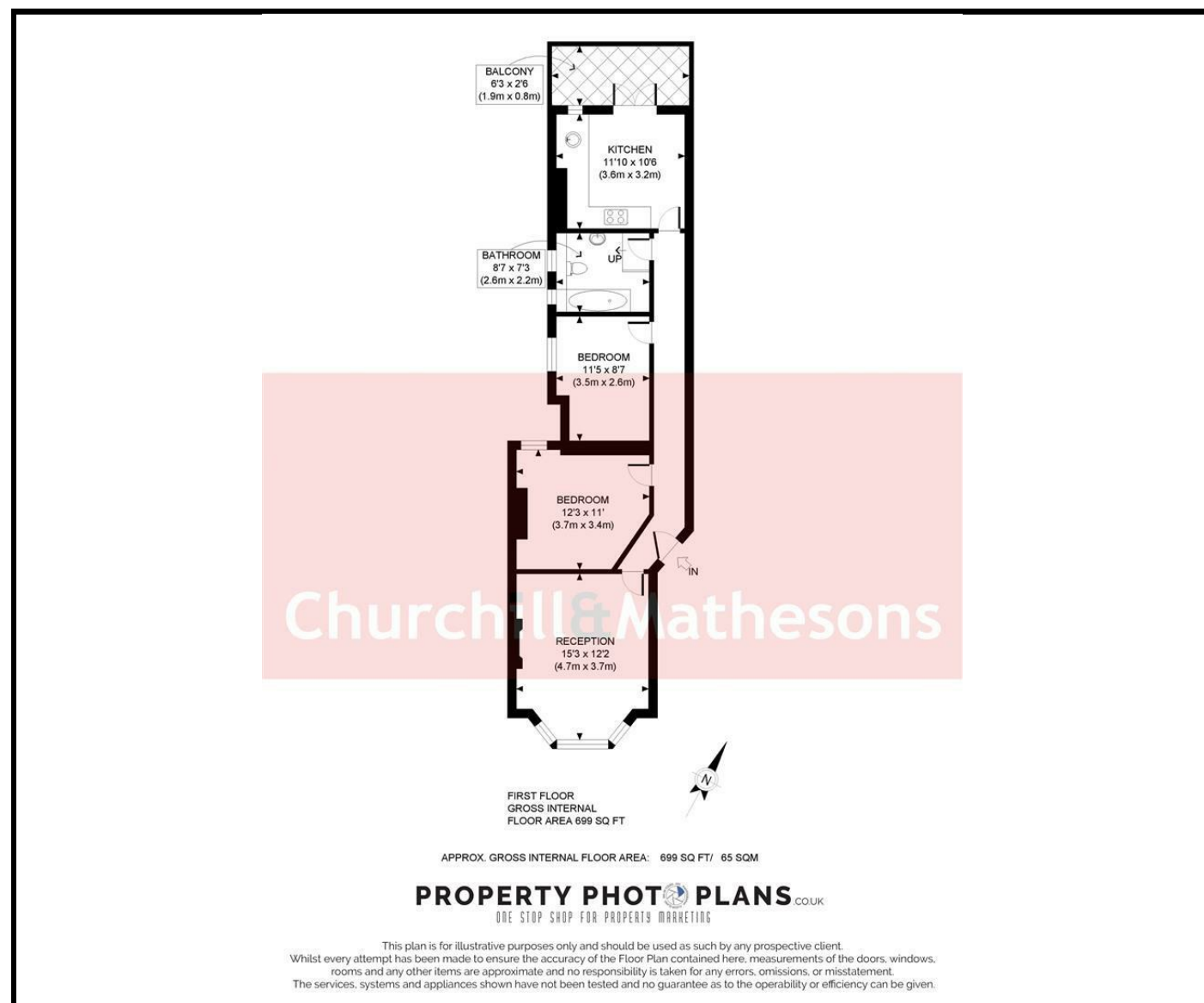
**KEY FEATURES:**

- SHARE OF FREEHOLD
- 699 SQFT
- 1ST FLOOR
- 2 BEDROOMS
- 1 RECEPTION
- 1 BATHROOM
- BALCONY
- COMMUNAL GARDEN

**SHARE OF FREEHOLD PERIOD FLAT**

Welcome to this immaculate, fully renovated 1st floor SHARE OF FREEHOLD flat located on St. Marys Road, Harlesden. This 699 sqft flat boasts a large sunny south facing reception room with a bay window, 2 bedrooms, a stylish bathroom (Bath/Shower, Toilet, Basin), a modern well-appointed kitchen with brand new appliances, loads of cupboards and space for a breakfast table. The small balcony leads down to a well-maintained shared garden for barbeques and outdoor entertainment.

You offer we negotiate, call us today to book a viewing. There is nothing to do but just move in and enjoy.



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>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.