



Drayton Road, London, NW10 4EL

Offers In Excess Of £550,000 Leasehold



**KEY FEATURES:**

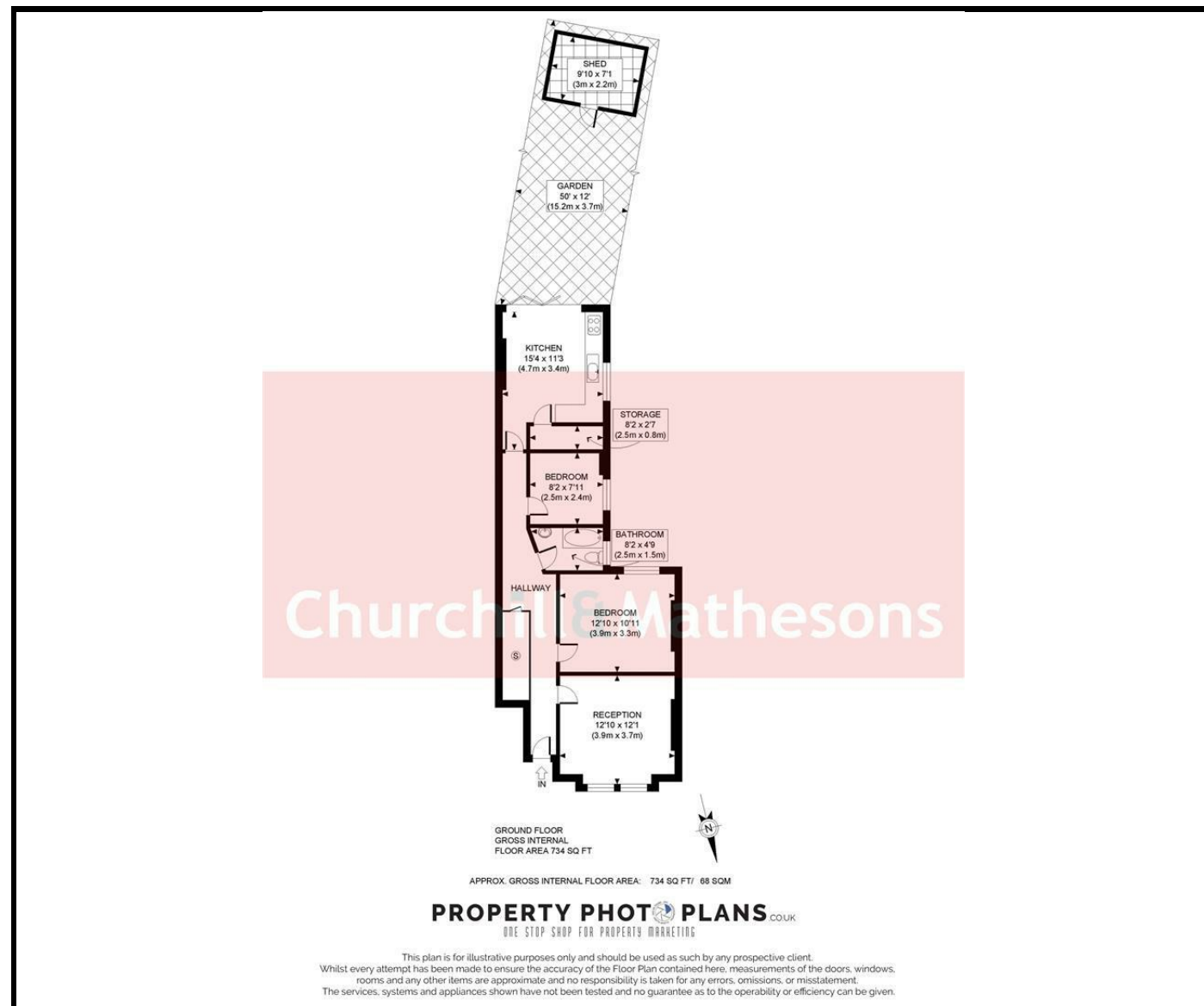
- QUALITY FINISHES
- AMERICAN SHUTTERS
- WOODEN FLOORS
- BI-FOLD DOORS
- SCREED KITCHEN
- BEAUTIFUL REAR GARDEN
- SORT AFTER AREA

**NEAT CHARACTERFUL FLAT**

Welcome to this charming high ceiling ground floor flat located in the sought-after area of Harlesden. This delightful property boasts 1 large reception living room with 2 cosy bedrooms, and a modern bathroom, offering comfortable living space for you to call home. The plantation shutters not only add a touch of elegance but also offer privacy and control over the natural light flowing into the rooms.

Spanning across 734 sqft, this property features quality finishes and elegant wooden floors that add a touch of sophistication to the space. The functionally beautiful bespoke kitchen diner with a stylish screed floor, marble tops and loads of storage leads out into the well-established south-facing garden. The garden is a true gem, perfect for enjoying an early morning cup of coffee or hosting a barbecue with friends and family on a sunny afternoon.

Whether you are looking for a peaceful retreat or a place to entertain, this property offers the best of both worlds.



**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>	<b>70</b>	<b>78</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.