



Bruce Road, London, NW10 8RE

Offers In Excess Of £350,000 Leasehold



**KEY FEATURES:**

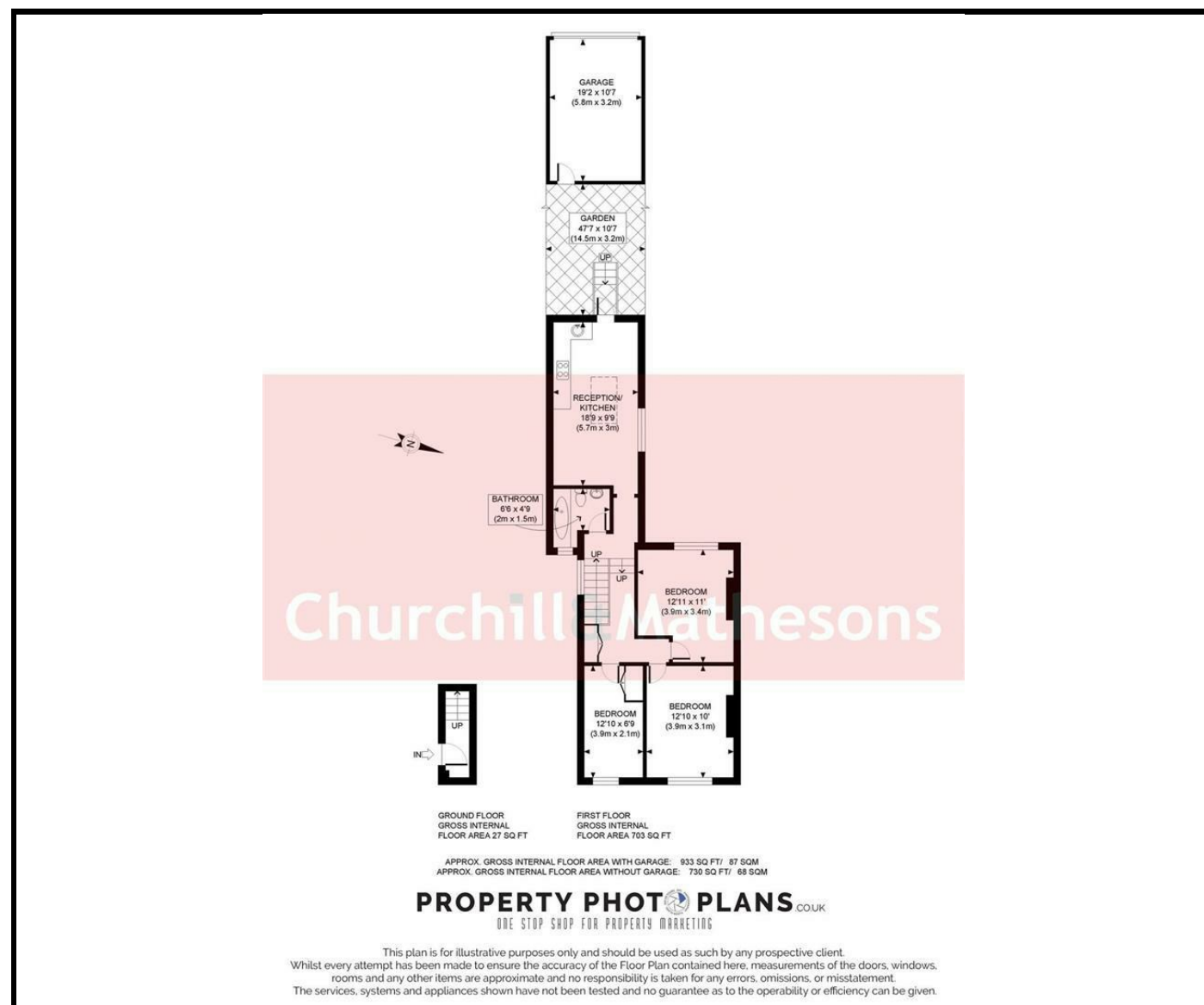
- THREE BEDROOM
- FIRST FLOOR APARTMENT
- OPEN PLAN RECEPTION ROOM & KITCHEN
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- REAR GARDEN
- GARAGE

A 730sqft three-bedroom first floor apartment with PRIVATE REAR GARDEN and 200sqft GARAGE.

The property has an open plan lounge, kitchen/diner with steps leading to three good sized bedrooms and a family bathroom. The property is an ideal buy for a first-time buyer or buy to let investor. Cost to extend the lease £56,000. Still a great buy including lease extension at £554/sqft. Harlesden Ave: £650/sqft

Bruce Road is located close to local shops and cafes on Craven Park. Local transport links include bus routes to Wembley, Brent Cross and Willesden Green. Harlesden Station (Bakerloo Line & London Overground - Zone 3) is a short walk away offering easy and frequent access into Central London. London Borough of Brent. Council Tax Band C.





**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>66</b>	<b>75</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>		
(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.