



166 Manor Park Road  
Harlesden  
London  
NW10 4JT  
T 020 8965 2250  
E sales@churchillmathesons.com  
www.churchillmathesons.com

Churchill & Mathesons

Buckingham Road, London, NW10 4RR

Asking Price £785,000 Freehold



**KEY FEATURES:**

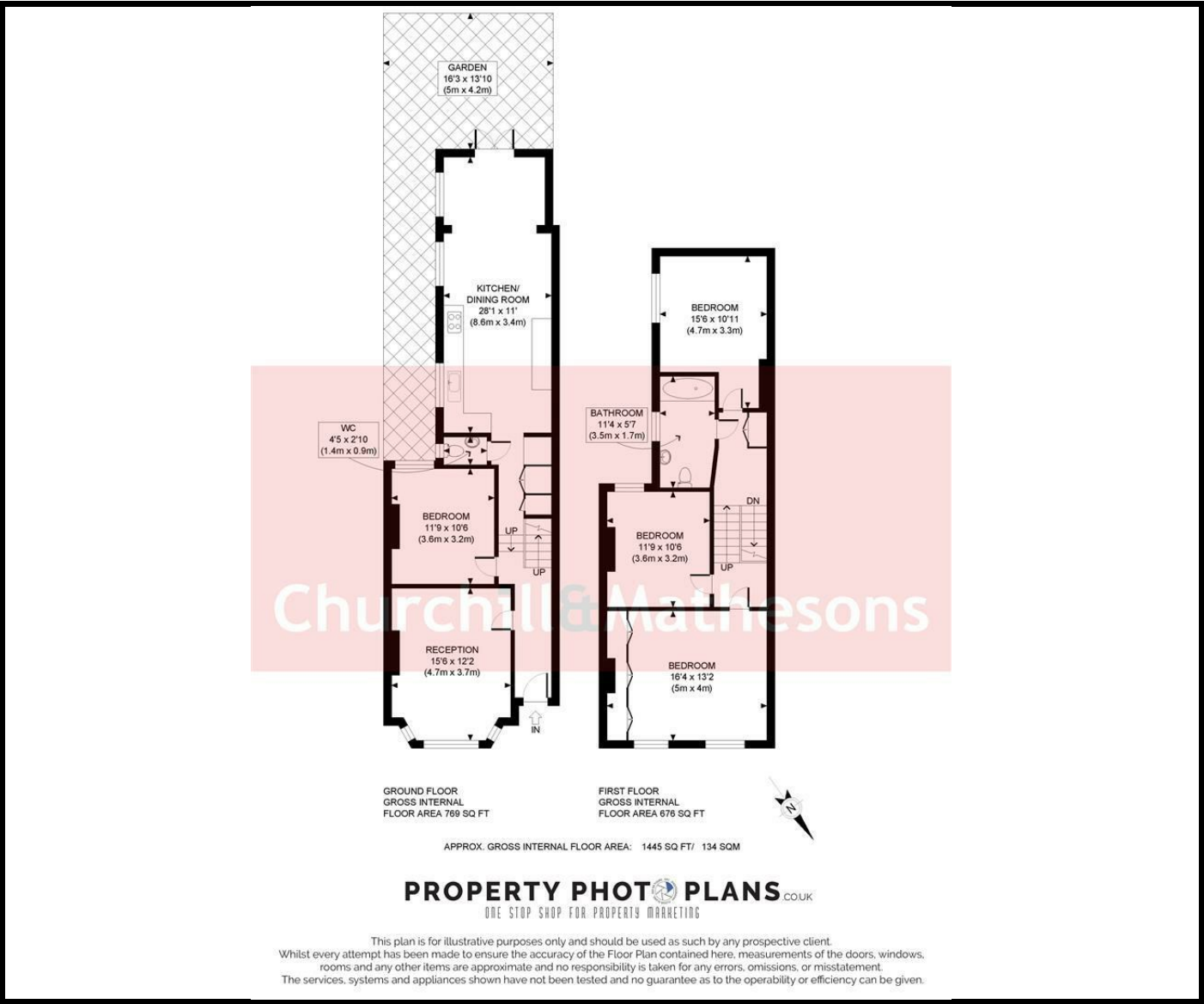
- FREEHOLD
- 1445sqft
- 4 BEDROOMS
- 2 RECEPTIONS
- KITCHEN/DINER
- DEVELOPMENT POTENTIAL

Welcome to Buckingham Road, London - this 1,445sqft terraced property could be your next investment or dream home! This house has loads of potential in it's current form as either a 4 bedrooms, 2 reception or 3 bedroom, 3 reception home with a downstairs guest WC and upstairs family bathroom. The modern kitchen has been extended boasting a family room/diner leading out into a small south facing low maintenance paved garden.

The potential to do a side return and loft conversion (STPP) opens up exciting possibilities to tailor the space to your liking, making it truly your own.

Situated in a great location, walking distance from Willesden Junction (Overground and Bakerloo Lines), shops, restaurants and great schools makes this property perfect for those seeking a peaceful yet convenient lifestyle and/or a great investment.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	51	75
England & Wales	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		
England & Wales	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.