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Churchill & Mathesons

Oldfield Road, London, NW10 9UT

Offers In Excess Of £300,000 Leasehold



**KEY FEATURES:**

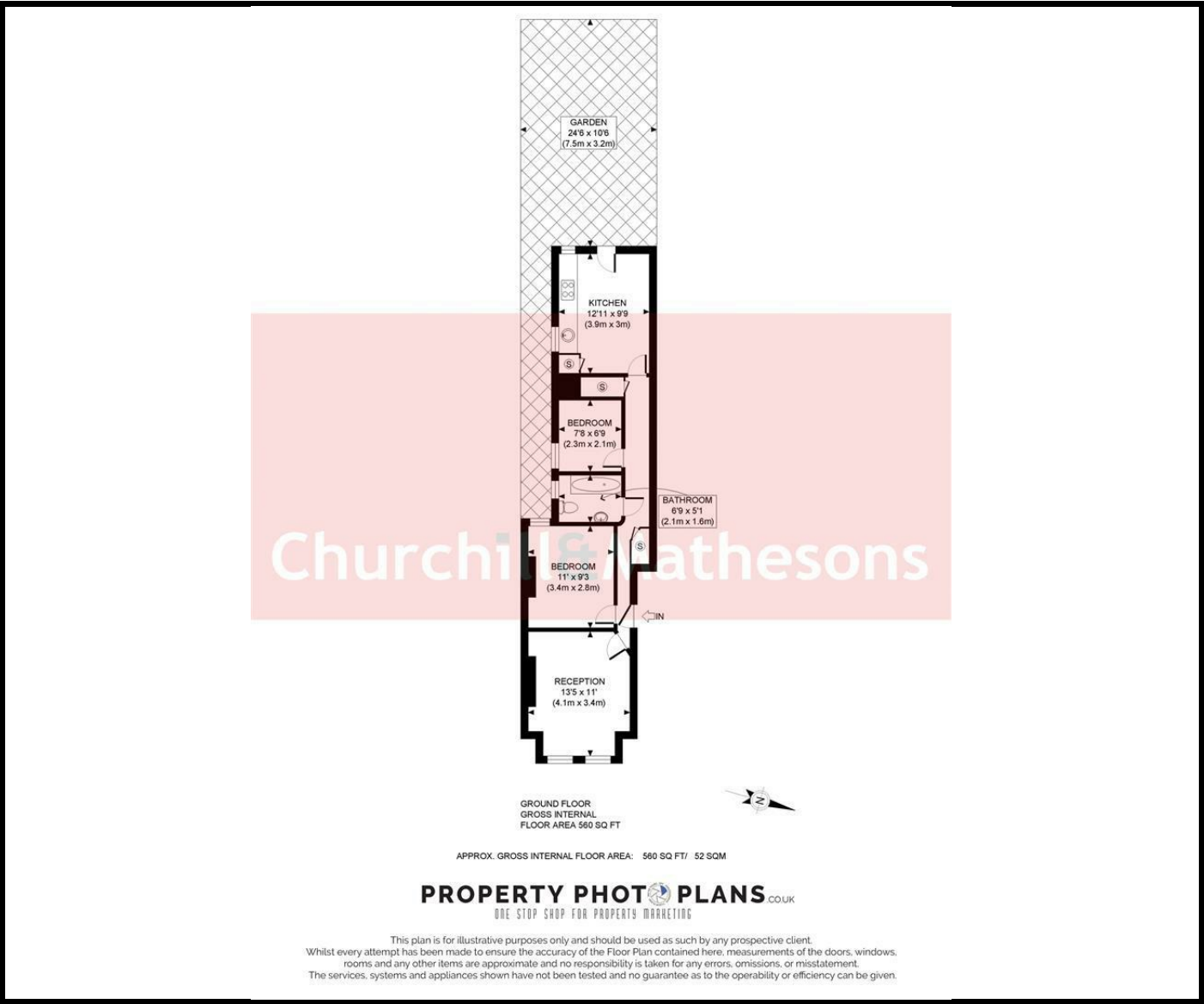
- LEASEHOLD
- TO BE EXTENDED
- 2 BEDROOM
- 1 BATHROOM
- 1 RECEPTION
- WOODEN FLOORS
- WEST FACING GARDEN

Found on Oldfield Road, NW10, this to be EXTENDED LEASE ground floor period property spans over 646 square feet, it features wooden floors and high ceilings that create a sense of space and light throughout.

The property boasts a welcoming reception room, ideal for entertaining guests or enjoying quiet evenings at home. With 2 bedrooms, a fully tiled bathroom and a private garden this flat s conveniently located, ensuring comfort and practicality for everyday living. The private WEST facing rear garden, providing a private outdoor space for gardening, al fresco dining, or simply unwinding in the fresh air.

This residence is perfect for those seeking a charming home in a vibrant London location, combining the elegance of a period property with the convenience of modern amenities. Whether you are a first-time buyer or looking to downsize, this flat on Oldfield Road is perfect.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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.