

West Ella Road, London, NW10 9PT

Asking Price £400,000 Leasehold

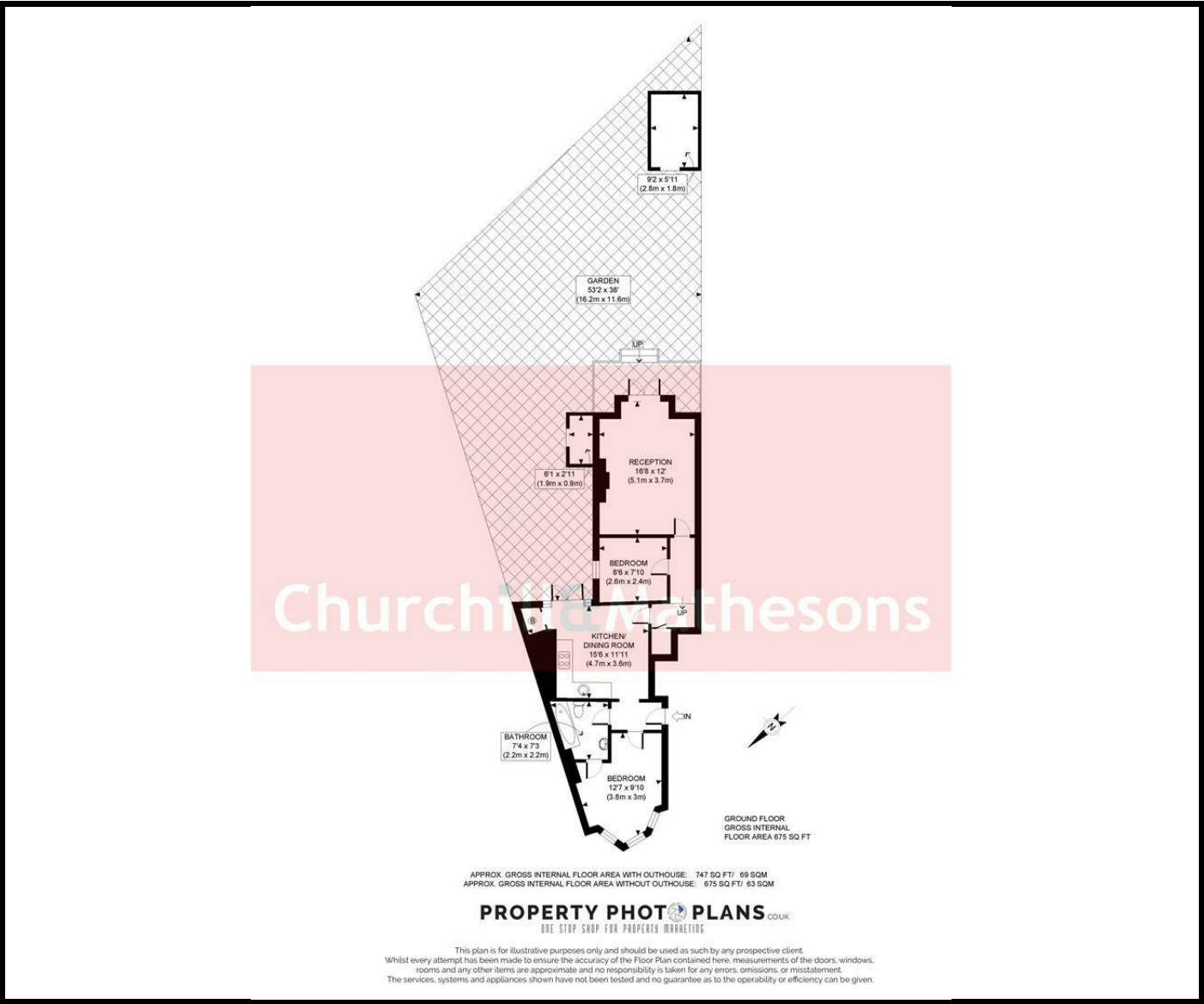


KEY FEATURES:

- LONG LEASE
- GOOD DECORATIONS
- SIZE 747sqft
- 2 BEDROOMS
- LARGE LIVING ROOM
- 1 BATHROOM
- KITCHEN / DINER
- WELL ESTABLISHED GARDEN

Nestled on the charming West Ella Road in Harlesden, NW10, this delightful ground floor flat with front and rear garden offers a perfect blend of period features and modern living. Spanning an impressive 747sqft, the property boasts 2 well-proportioned bedrooms, a large spacious reception room that leads onto the garden well established rear garden, providing lovely outdoor space for relaxation or entertaining guests. It also has original wooden floors, high ceilings and a stunning feature fireplace that serves as a focal point. The flat also benefits from a well-appointed kitchen and open plan dining space that also leads into the rear garden. The family bathroom with heated towel rails completes this must see flat.

This period property is not only aesthetically pleasing but also offers a sense of community in a vibrant area. With local amenities, parks, and excellent transport links nearby, residents will enjoy the perfect balance of tranquillity and accessibility. Put this one on your viewing list, you wouldn't be sorry!



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		
	62	75
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.