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Churchill & Mathesons

Shaftesbury Gardens, London, NW10 6LP

Asking Price £375,000 Leasehold



KEY FEATURES:

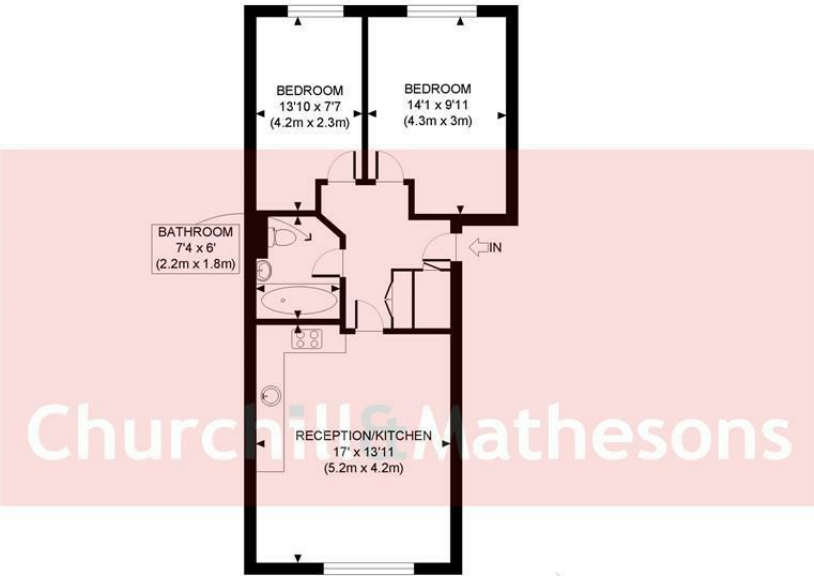
- 599 SQFT
- 954 YEAR LEASE
- NEWLY DECORATED
- 2 BEDROOM
- 1 BATHROOM
- OPEN PLAN LIVING
- 1 PARKING
- GREAT LOCATION
- SHORT WALKING DISTANCE TO NORTH ACTON STATION & HS2

Welcome to this beautifully refurbished 2 bedroom apartment located in the desirable Shaftesbury Gardens, London. This charming top floor flat with a huge LOFT in a well maintained block boasts 599sqft of well-designed living space, making it an ideal home for individuals or small families seeking comfort and style. The focal point is the bright open plan modern kitchen and reception perfect for entertaining or relaxing with guests. The apartment also features a modern bathroom that has been tastefully updated, ensuring a fresh and contemporary feel throughout.

Having been newly decorated and refurbished to perfection, this property offers a delightful blend of modern amenities and classic charm.

Additionally, the convenience of private parking for one car is a rare find in London, adding to the appeal of this lovely apartment. Whether you are a first-time buyer or looking to downsize, this property presents an excellent investment.

Shaftesbury Gardens is well-connected, providing easy access to local amenities, transport links, and green spaces, making it a perfect location for those who appreciate both convenience and community. Do not miss the chance to make this exquisite apartment your new home.



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 599 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 599 SQ FT/ 56 SQM

PROPERTY PHOTO PLANS.CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 74 | 75 |
| (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 (CO₂) 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.