

Nicoll Road, London, NW10 9AS

Offers In Excess Of £350,000 Leasehold



Churchill&Mathesons



Churchill&Mathesons

KEY FEATURES:

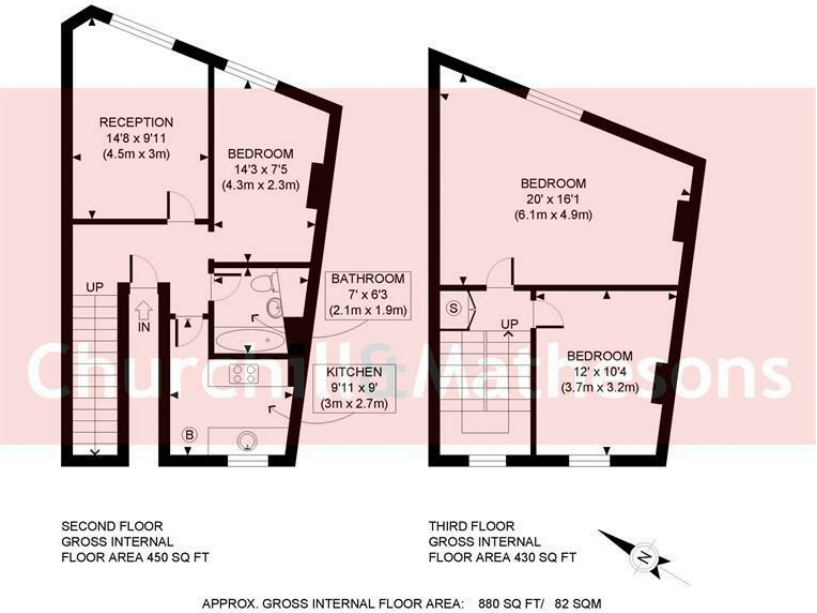
- 978 YEAR LEASE
- 880 SQFT MASSIONETTE
- 3 BEDROOMS
- 1 RECEPTION
- 1 BATHROOM
- SPLIT OVER 2 FLOORS
- VERSITILE LIVING OPTIONS

Found on Nicoll Road, NW10, this larger than average 880sqft split level maisonette is newly painted but does need new carpets. It offers versatile living options with 3 bedrooms, including 2 very spacious doubles and a good size single, this property is ideal for families or those seeking extra space.

The separate reception room provides a welcoming area for relaxation and entertainment, perfect for hosting friends or enjoying quiet evenings at home. The fully fitted kitchen is designed with practicality in mind, offering ample storage and workspace for culinary enthusiasts. Completing this lovely maisonette is a fully tiled family bathroom.

This property is situated with easy access to local amenities, parks, and excellent transport links including Willesden Junction, Harlesden Station making it a fantastic choice for those looking to enjoy the best of London living.

Whether you are a first-time buyer, family or investor, this property presents a wonderful opportunity due to its size, accommodation and location.



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		
(55-68) D		
(39-54) E	41	66
(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	23	44
(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.