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**Churchill & Mathesons**

Leopold Road, London, NW10 9LN

Asking Price £320,000 Share of Freehold

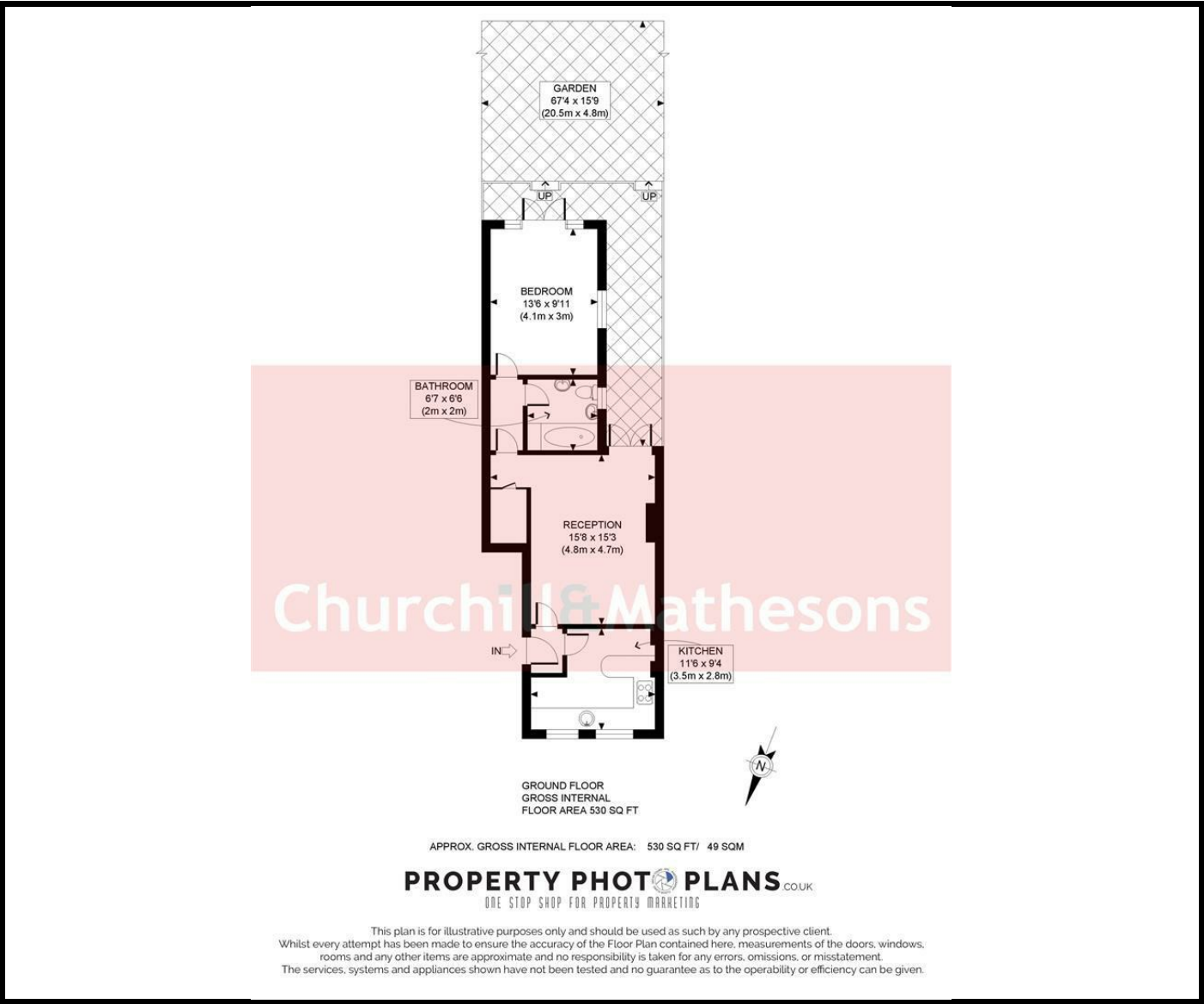


**KEY FEATURES:**

- SHARE OF FREEHOLD
- 530SQFT
- 1 BEDROOM
- 1 BATHROOM
- 1 RECEPTION ROOM
- CLOSE TO PRIMARY SCHOOL
- MASSIVE REAR GARDEN

**LARGE 1 BEDROOM FLAT WITH A LARGE GARDEN**

Churchill & Mathesons is proud to present this 530sqft ground floor flat with a large south facing private garden. The flat comprises 1 x large living room, 1 x double bedroom, 1 x bathroom in a great location opposite St Joseph's Catholic Primary School (Rated: Outstanding) CHAIN FREE



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	74
(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		
(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.