## 166 Manor Park Road, Harlesden, London, NW10 4JT | **T.** 020 8965 2250 | **E.** sales@churchillmathesons.com www.churchillmathesons.com





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# Churchill Mathesons

### , Harlesden, NW10 5AS

### Asking Price £379,950 Leasehold



### **KEY FEATURES:**

- LEASEHOLD
- 718 sqft
- GROUND FLOOR
- GREAT LOCATION
- 2 BEDROOMS
- 1 BATHROOM
- 1 RECEPTION
- COMMUNAL GARDEN

#### WHAT A GREAT LOCATION!

This well decorated ground floor apartment in Elmwood House on All Souls Avenue offers a delightful living experience. Spanning an impressive 718 sqft, this post-war property features 2 well-proportioned bedrooms, a comfortable reception room, well-appointed separate kitchen, family bathroom and communal garden. This property is ideal for downsizers, couples, small families, or investors seeking a promising rental opportunity.

The flat is presented in a neat condition, in a fantastic location provides easy access to local amenities, Kensal Green Station (Lioness, Bakerloo), King Edward VII Park. and good schools. Residents will also benefit from a communal garden, perfect for enjoying the outdoors and socialising with neighbours.

At an asking price of £529/sqft, this property represents exceptional value in the current market, where the average for the area is between £700 and £902/sqft. This is truly an opportunity not to be missed.

Whether you are looking to buy your first home or expand your property portfolio, this apartment on All Souls Avenue is a remarkable find in a sought-after area. Don't hesitate to arrange a viewing and discover the potential this lovely flat has to offer.

APPROX. GROSS INTERNAL FLOOR AREA: 718 SQ FT/ 67 SQM

## PROPERTY PHOT PLANS COUK

This plan is for illustrative purposes only and should be used as such by any prospective client.

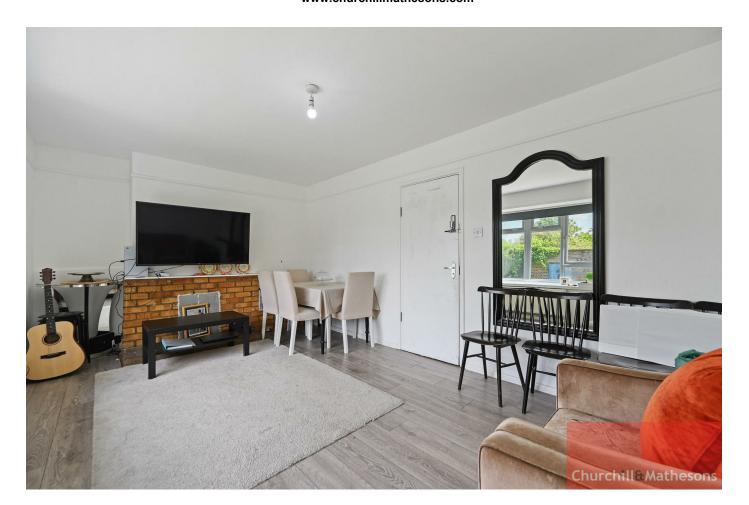
Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement.

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  (21-38) F	61	79
Not energy efficient - higher running costs		
England & Wales	EU Directiv 2002/91/E0	<b>₽</b>

Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential	
Very environmentally friendly - lower CO2 emissions			
(92 plus) 🔼			
(81-91)			
(69-80) C			
(55-68)			
(39-54)			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 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.