

46-48 All Souls Avenue, 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

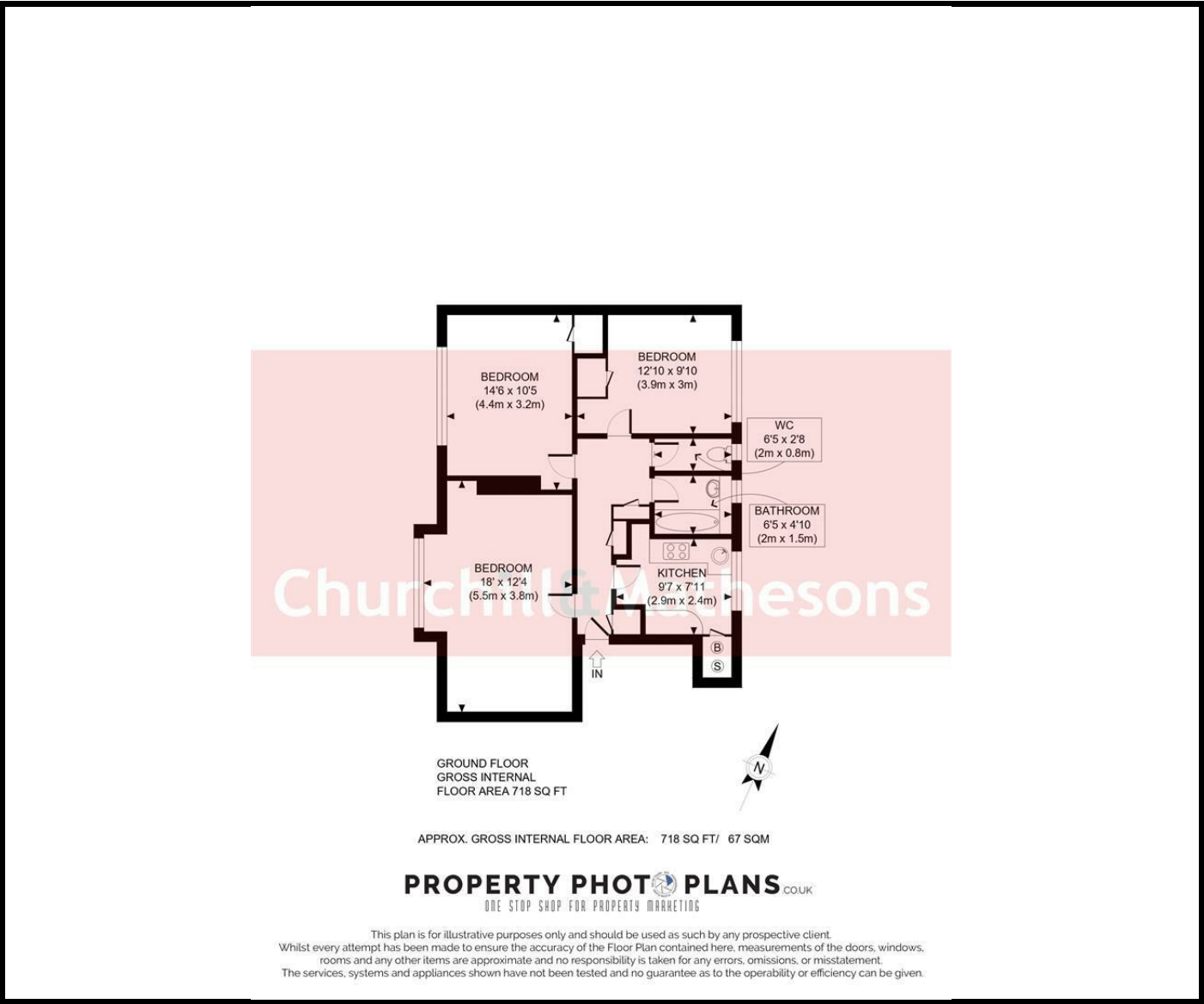
WHAT A GREAT LOCATION!

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.



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		
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.