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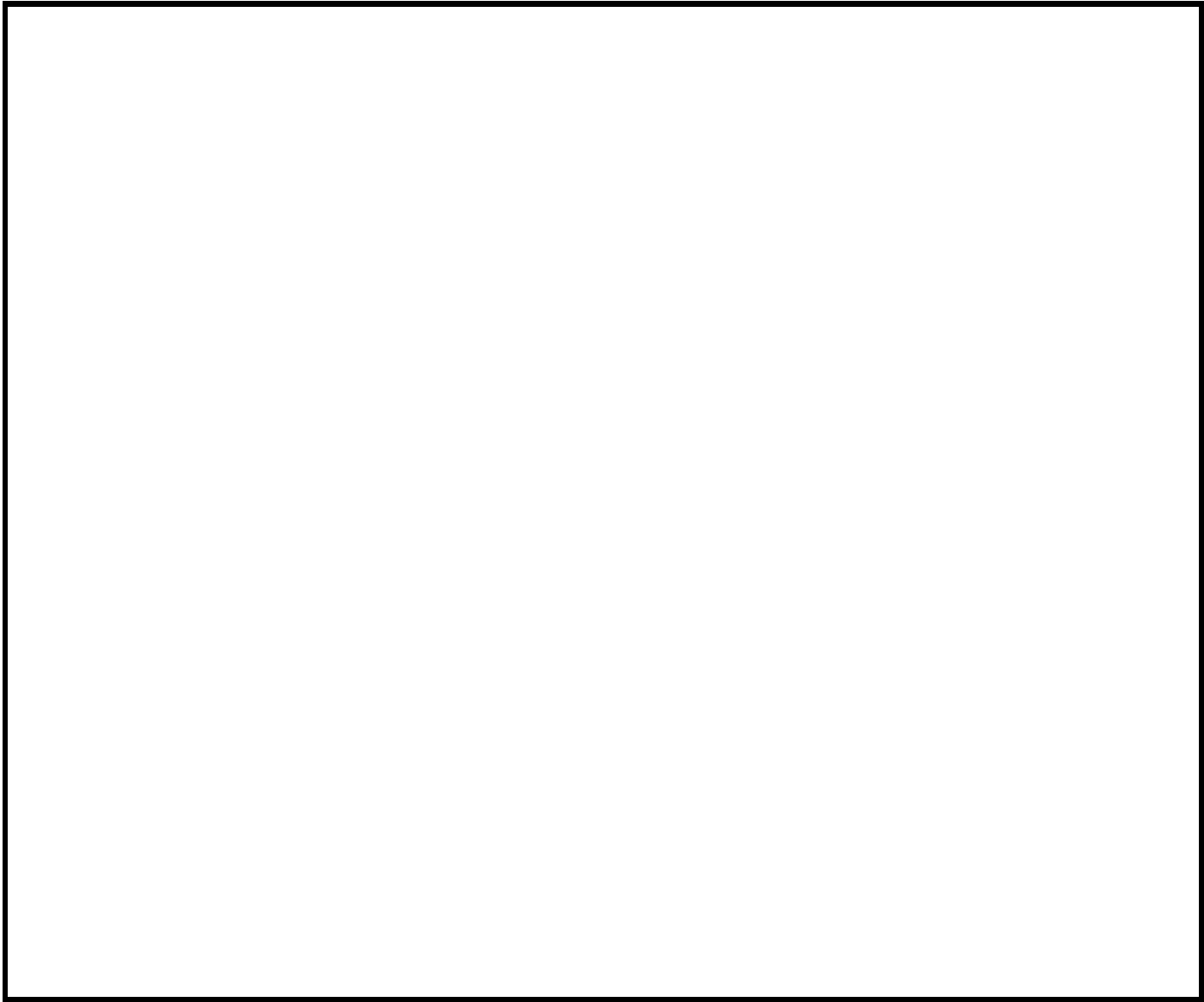
£346 Per Week





KEY FEATURES:

- Spacious ground floor flat
- Separate reception
- Modern fitted kitchen
- AVAILABLE NOW ~ EPC Rating D
- Brent Council, Council Tax Band C

Ground floor 1 bedroom flat  
\* Separate reception  
\* Double bedroom  
\* Newly fitted kitchen  
\* Modern fitted shower room  
\* Close to shops and amenities on Church Road  
\* Nearest tube is Neasden Station (Bakerloo Line) or Harlesden Station (Jubilee Line)  
AVAILABLE NOW~ EPC Rating D  
Brent Council, Council Tax Band C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	68	
(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		77
(55-68) D	62	
(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.