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Churchill & Mathesons

High Street, London, NW10 4LT

Asking Price £275,000 Leasehold



KEY FEATURES:

- VACANT
- LEASEHOLD FLAT
- 709 SQFT
- 2 BEDROOMS
- 2 BATHROOMS
- OPEN PLAN KITCHEN / RECEPTION
- BALCONY/TERRACE
- CLOSE TO WILLESDEN JUNCTION

VACANT FLAT FOR SALE, NO CHAIN

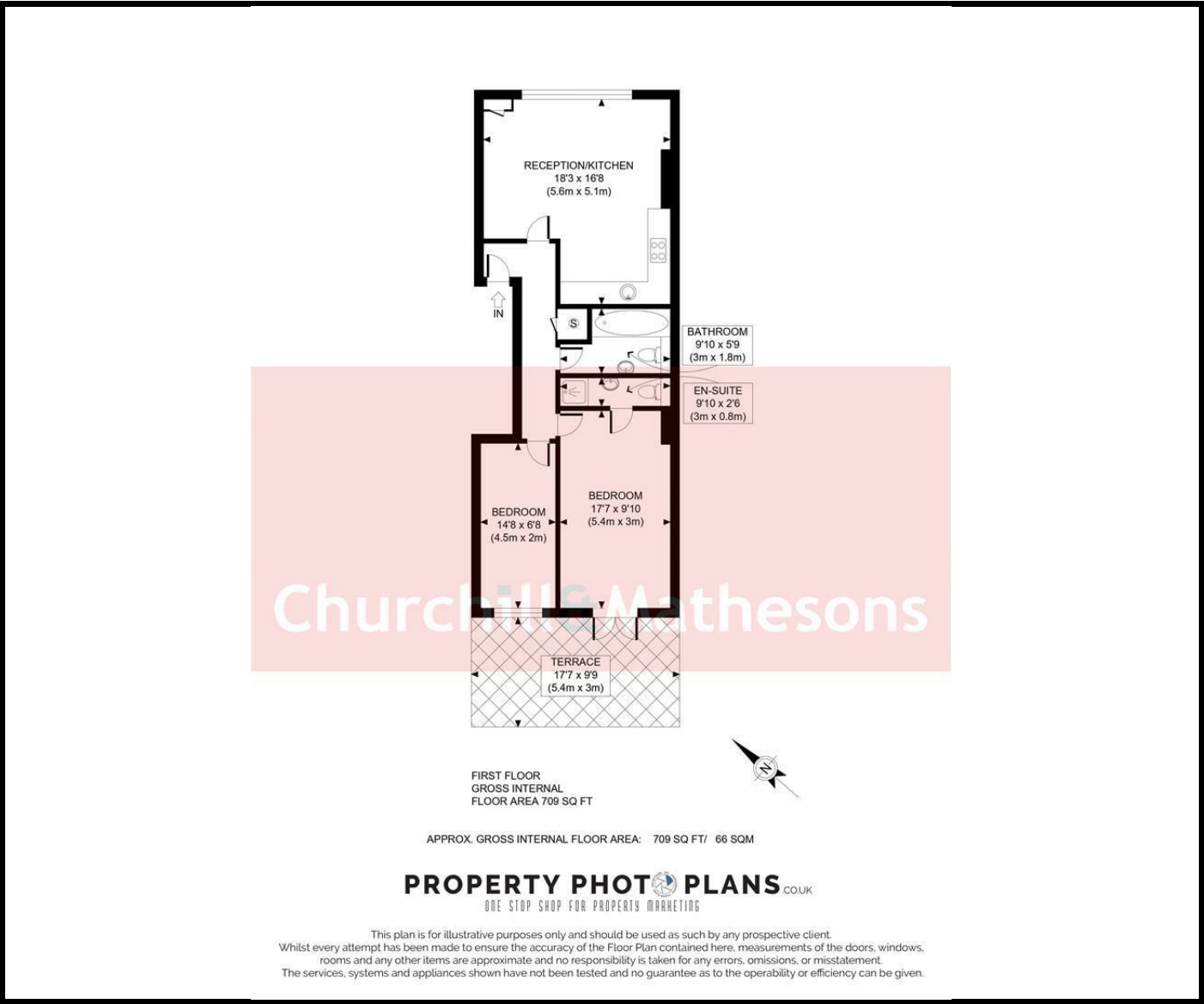
Situated on the High Street of Harlesden this 709sqft 1st floor flat presents an exciting opportunity. The property has a spacious open-plan kitchen and dining area, 2 bedrooms, the main bedroom benefits from a south-west facing terrace, Additionally, there are 2 bathrooms, ensuring convenience for both residents and visitors alike.

With its central location, residents will enjoy easy access to a plethora of shops, supermarkets, restaurants, and transport links (Willesden Junction), making it an ideal choice for those who wish to immerse themselves in the vibrant London lifestyle.

Whether you are a first-time buyer looking to put your personal stamp on your home or an investor, this flat on the High Street is a prospect not to be missed.

Lease term 150 years from 19 May 2017





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | 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.