

Harlesden Gardens, London, NW10 4EX

Asking Price £285,000 Leasehold



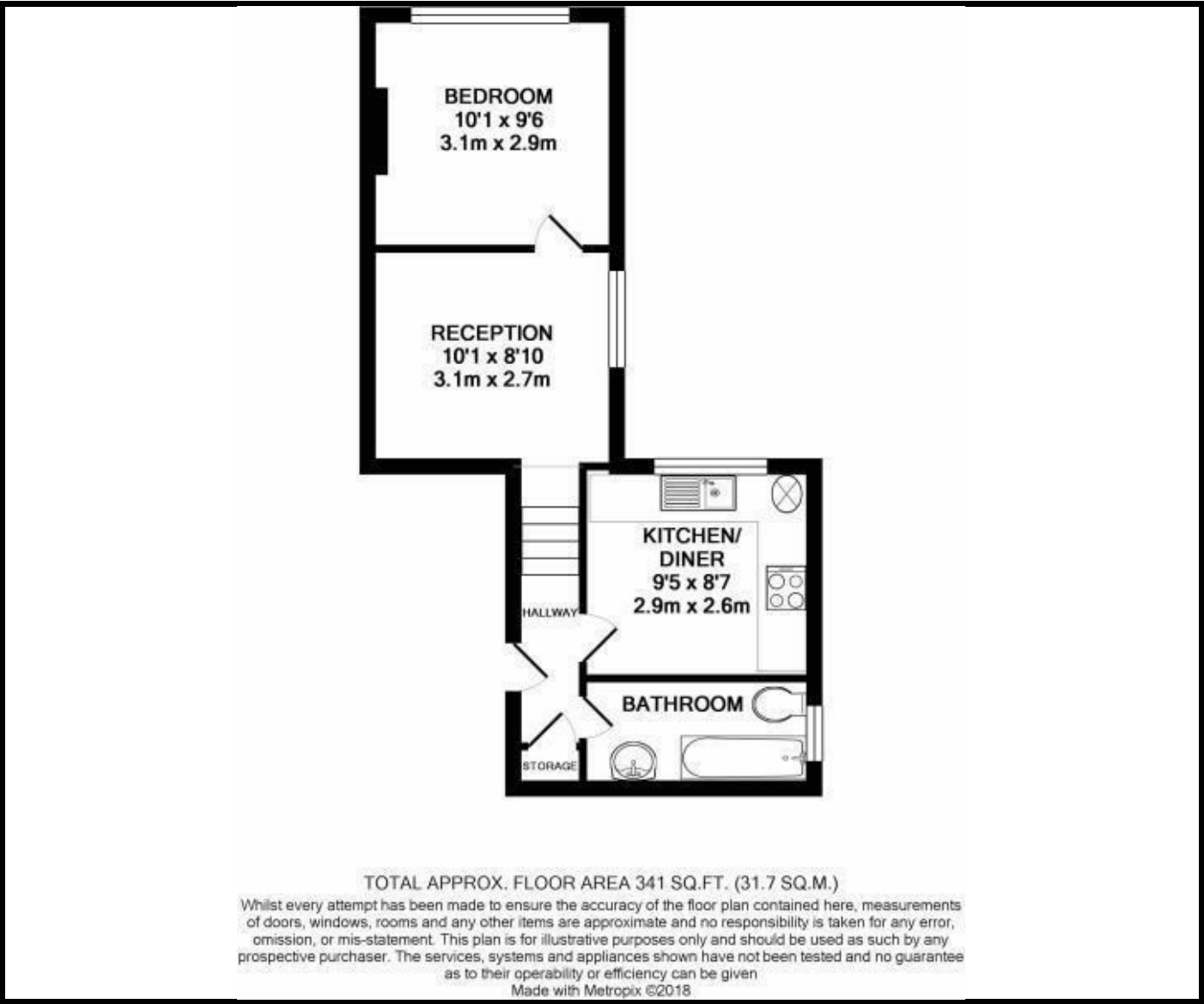
KEY FEATURES:

- MODERN BATHROOM
- FIRST FLOOR
- ONE DOUBLE BEDROOM
- DECORATED THROUGHOUT
- CHAIN FREE
- POPULAR LOCATION

A WELL PRESENTED FIRST FLOOR ONE BEDROOM VICTORIAN FLAT.

The property comprises of a lounge/diner, bright and airy separate kitchen, one double bedroom and a tiled bathroom with storage cupboard. The property is being offered with no UPPER CHAIN and with a LONG LEASE.

Harlesden Gardens is located close to local schools, shops and independent restaurants and cafes on Park Parade and High Street. Roundwood Park is a short walk away offering green spaces, children's play area, outside gym area, an aviary and a cafe. For transport links busses to Ealing, Golders Green, Kilburn, Wembley and Brent Cross are all nearby and Willesden Junction Station (Bakerloo Line and London Overground - Zone 2&3) is a short walk away offering frequent trains to Watford, Central London and East London. London Borough of Brent. Council Tax Band C.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	50	
(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.