



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

Churchill&Mathesons

Armstrong Road, London, NW10 9EF

Asking Price £300,000 Leasehold



KEY FEATURES:

- LEASEHOLD
- MODERN AND IMMACULATE
- 514 SQFT
- 2ND FLOOR
- LIFT ACCESS
- 1 BEDROOM
- 1 BATHROOM
- FITTED KITCHEN
- BALCONY
- PARKING

Found on Armstrong Road, NW10, London, this modern stylish contemporary 2nd floor apartment with lift access and under floor heating offers a delightful blend of comfort and convenience. Spanning 514sqft, the property features a well-appointed open plan kitchen and reception room that provides a welcoming space for relaxation and entertainment. The west-facing balcony invites an abundance of natural light, creating a warm and inviting atmosphere throughout the day. There is a spacious bedroom, and contemporary bathroom designed with modern fixtures.

For those who enjoy outdoor spaces, the communal garden offers a serene retreat, perfect for unwinding after a busy day. Additionally, secure parking is available for just £80 per annum, or you may find free parking options outside on a first-come, first-served basis.

This flat is not just a home; it is a lifestyle choice, offering the perfect balance of modern living in a sought-after location. Whether you are a first-time buyer or looking to invest, this property presents an excellent opportunity to embrace the dynamic life that London has to offer.

Close to local amenities, 0.7miles from Harlesden Station (Lioness & Bakerloo) and 0.6 miles from wonderful Roundwood Park (Perfect for walks and a food coffee at the Roundwood Lodge Cafe restaurant make this a great location.



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 514 SQ FT

PROPERTY PHOTO PLANS
ONE STOP SHOP FOR PROPERTY MARKETING

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		
(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.