

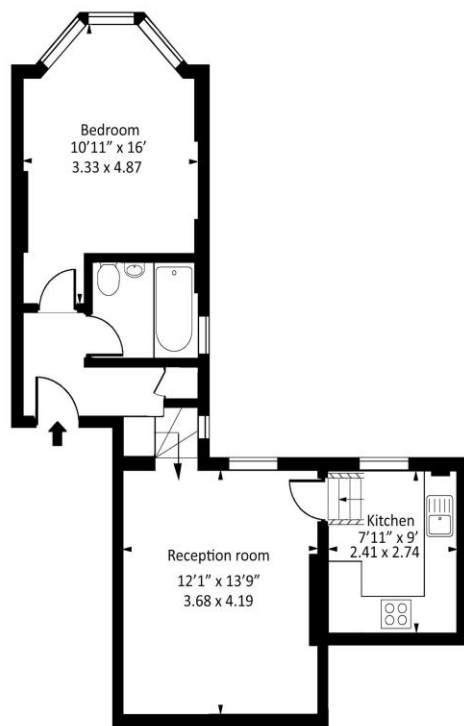
1 Bed Flat  
Springwell Avenue  
London NW10

- One Double Bedroom
- Long Lease
- Period Conversion
- Chain Free

Auction guide price of £245,000  
Leasehold



Springwell Avenue, NW10



First floor

Approx gross internal area : 485 sq ft - 45.1 sq m

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy  
However all measurements are approximate.  
The floor plan is illustrative purposes only and is not to scale  
[www.tomekphotography.co.uk](http://www.tomekphotography.co.uk)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <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		
	66	75
England, Scotland & Wales		EU Directive 2002/91/EC

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £245,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

We are delighted to present this fabulous one-bedroom apartment, set on the first floor of an attractive period conversion in the heart of Harlesden. Offered chain-free with a long lease, this charming home is rear-facing, split-level, and presented in excellent condition throughout.

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.