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**Churchill & Mathesons**

Craven Park Road, London, NW10 8SH

£392 Per Week

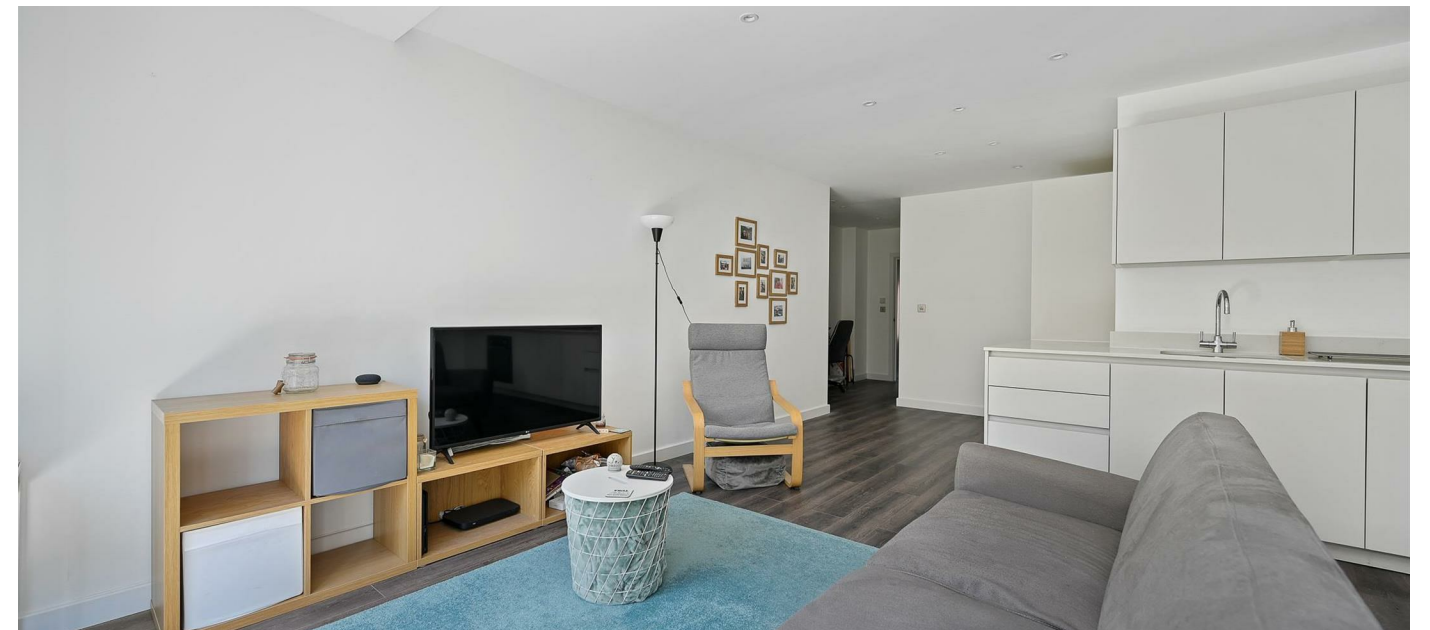
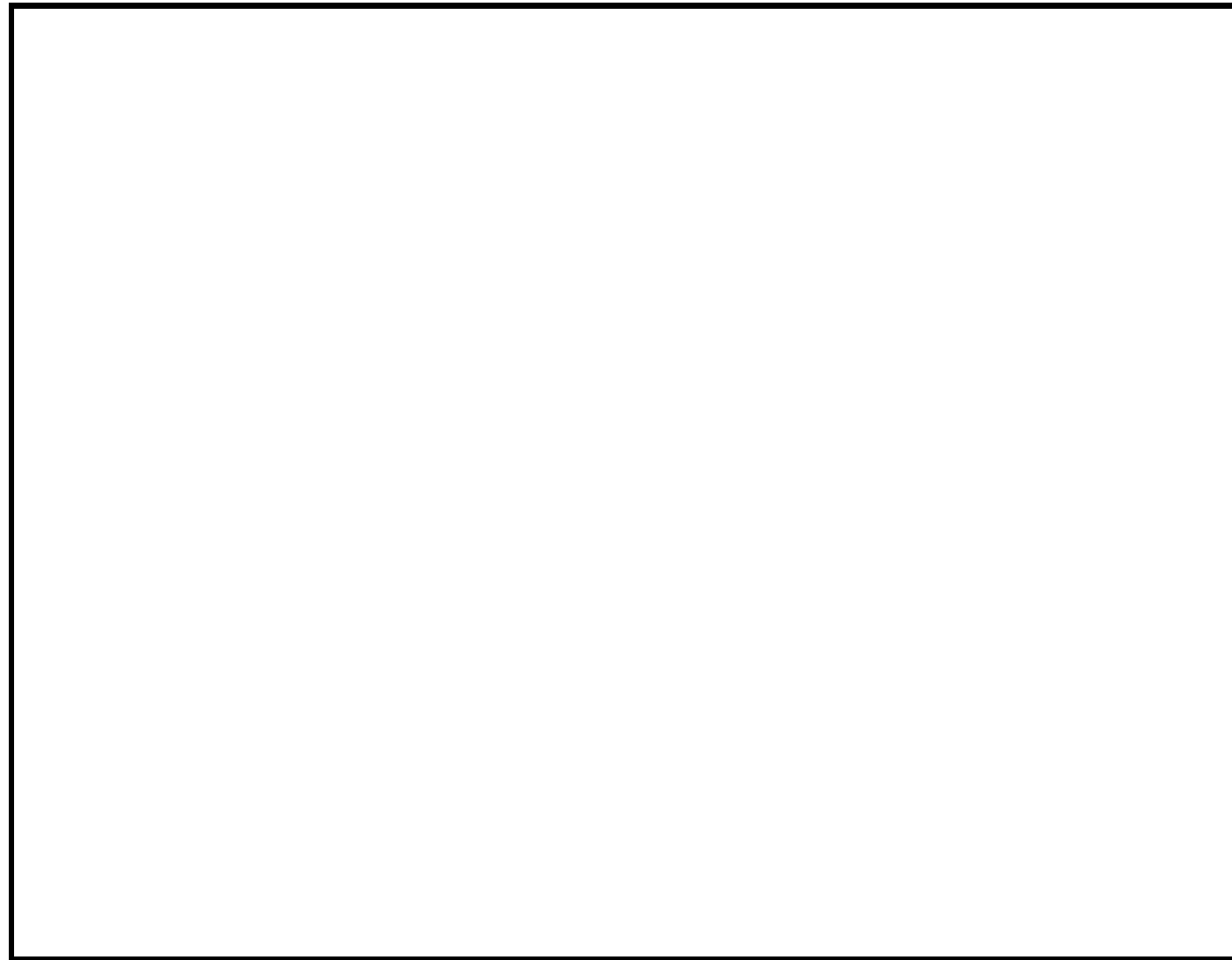


**KEY FEATURES:**

- A truly modern and spacious apartment in a newly built development
- 1 spacious double bedroom
- Luxury bathroom
- FURNISHED ~ AVAILABLE 10 JULY
- Washer Dryer

A truly modern and spacious apartment in a newly built development with 2 private balconies  
1 double bedroom  
Large open plan reception room with patio garden  
Modern stylish kitchen with integrated appliances including dishwasher and washer dryer  
Luxury bathroom  
Under floor heating and wooden flooring throughout  
The building also boasts a marvellous heat extraction and air purifying system, this will result in a dramatic reduction to both pollution within the apartment and to the winter heating bills  
Located in the heart of Harlesden. Close to all amenities. Excellent transport links  
FURNISHED ~ AVAILABLE 12th of JULY

\*\*\*\*\* Important Info: No parking is available within the development and no parking permits permissible via the council \*\*\*\*\*



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</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.