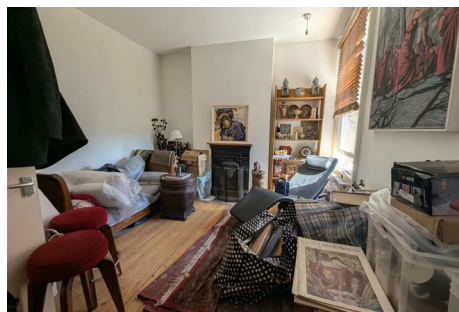


RAINBOW REID



ESTATE AGENTS || LETTING AGENTS || PROPERTY MANAGEMENT



13 Ambleside Road , Harlesden, NW10 3UH

Rainbow Reid are pleased to present to the market this spacious two double bedroom first floor flat in Harlesden. The property in full comprises: entrance hall, spacious living area, kitchen/breakfast, two double bedrooms, bathroom and direct access within the flat to a shared garden.

Additionally the property is located within walking distance of either Dollis Hill & Neasden Tube stations (Jubilee Line - Zone 3) and Willesden Junction (Bakerloo Line - zone 3).

Lease term and start date: 999 years from and including 23 March 2017
Service charge: 1/3/26-28/2/27-£1019.83 (includes insurance, maintenance and admin charges)
Ground rent: NA
Council tax band: C

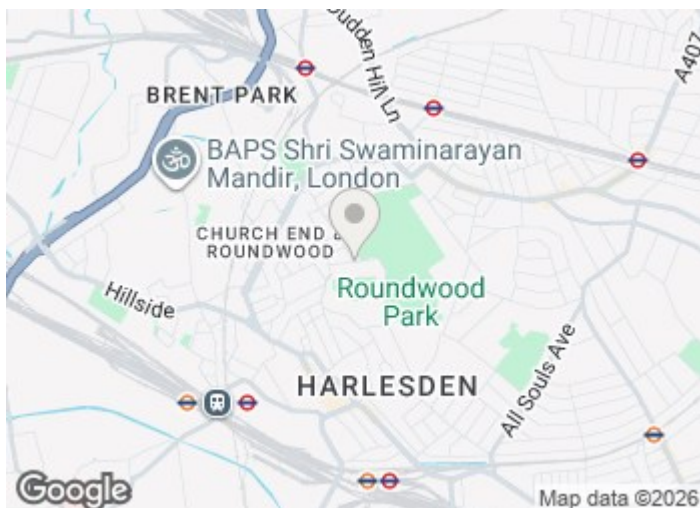
£325,000

13 Ambleside Road

, Harlesden, NW10 3UH



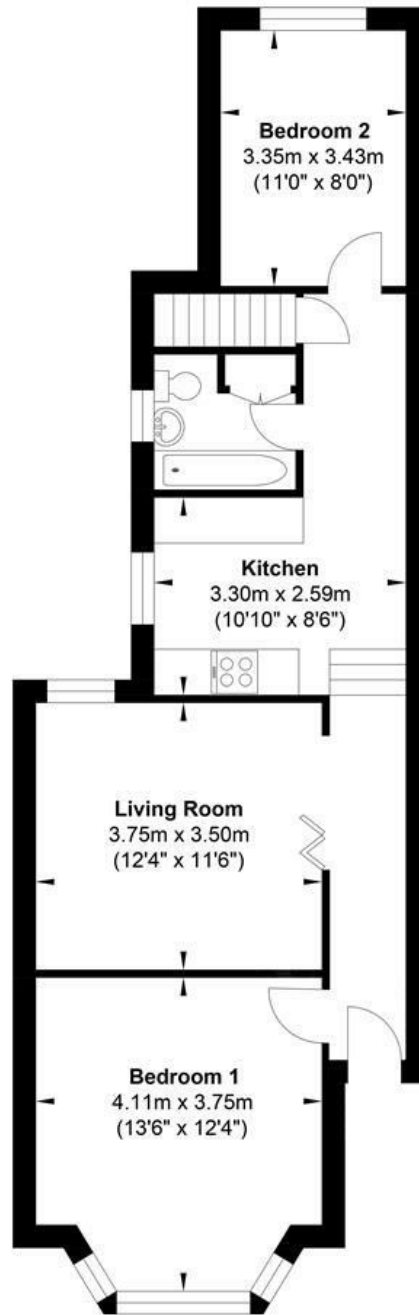
- Spacious two double bedroom flat
- First floor
- Use of shared garden (direct access from the property)
- Offered with no upper chain
- Spacious living room
- Kitchen/breakfast
- Bathroom
- Excellent local amenities and transport links



Directions



Floor Plan



Gross Internal Floor Area : 58 m2 ... 624.30 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

