



2 Bedroom
Harlesden Road, NW10

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£500,000
Share of Freehold

Spanning an impressive 712sq ft of accommodation is a charming garden apartment occupying the whole of the ground floor of an Edwardian conversion.

Harlesden Road is a popular residential street moments from the award-winning green space of Roundwood Park. Set back above street level, the houses here are larger than the terraces available in the area and offer much higher ceilings and grander proportions. Sitting on the ground floor of this substantial semi-detached property with off street private access to the rear garden, the flat comprises of a large and bright living room with bay window, master bedroom with an abundance of storage, separate kitchen and second bedroom – currently a bike workshop – to the rear. The property also benefits from sole use of the 30ft garden, including a rear patio area.

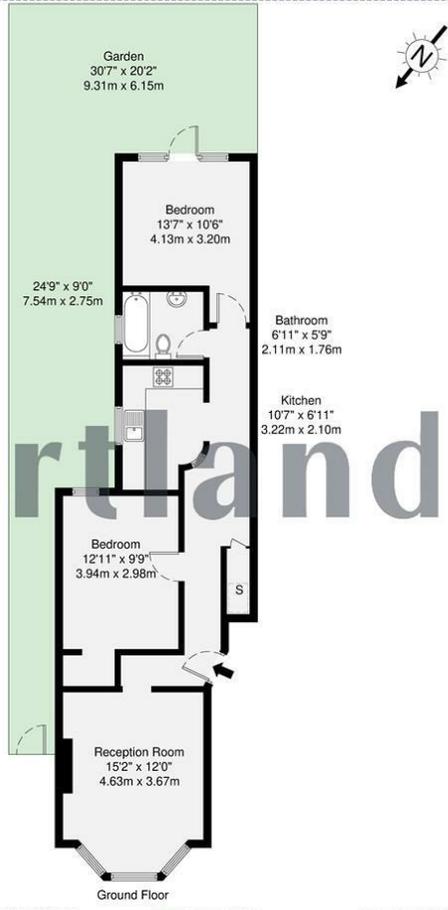
The property, being sold on a chain free basis, blends a number of original features such the stunning picture rail and beautiful cornicing with modern bright sash windows and shuttered blinds.

The home is well positioned, a short stroll from Willesden Green Station (Jubilee, 0.7miles) and Dollis Hill Station (Jubilee, 0.7miles), with Kensal Rise Station (Overground) and Willesden Junction (Bakerloo & Overground) also nearby, not forgetting Roundwood Park a mere 0.3miles from your doorstep.

- 30ft Private Garden
- Large two bedroom Edwardian flat
- Separate kitchen
- Chain free
- Bay window
- Over 700sqft of accommodation
- Close to Roundwood Park
- High ceilings throughout
- Popular residential street
- Potential to extend subject to planning and consents







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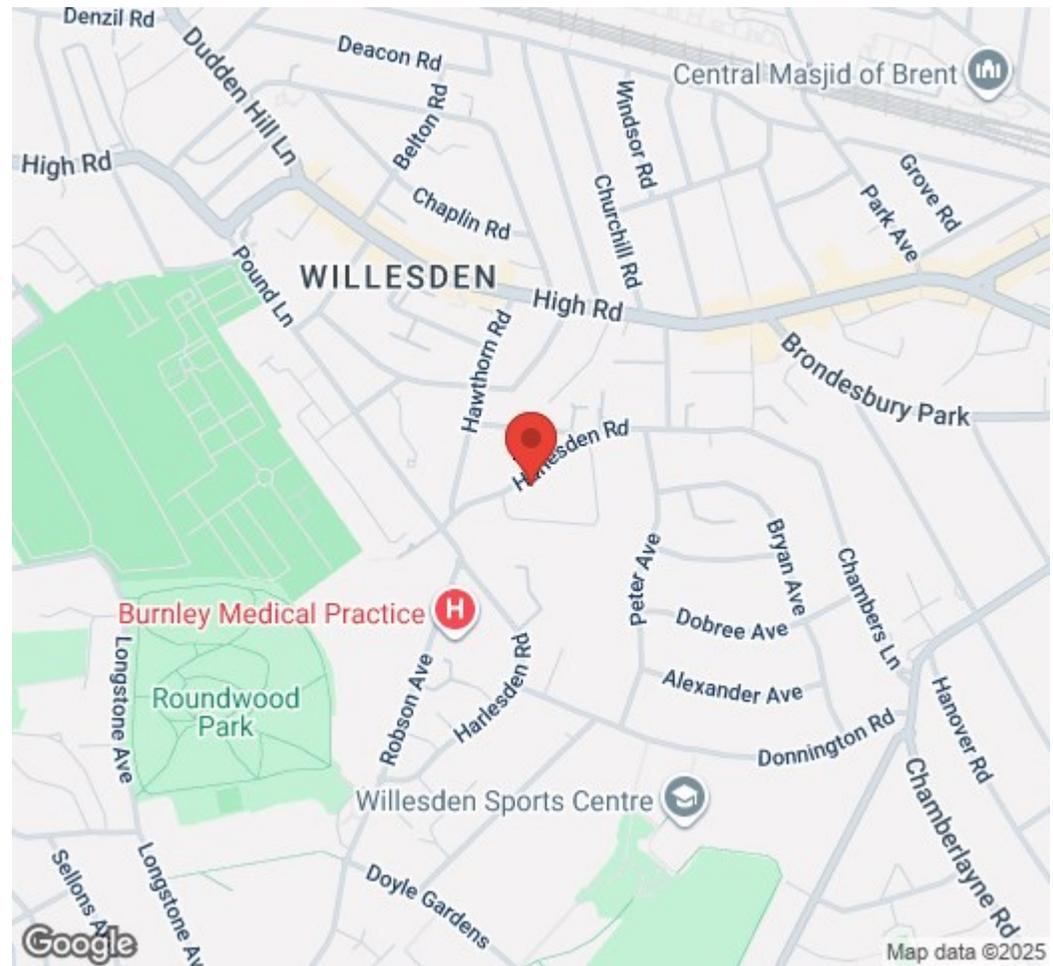
GROSS INTERNAL AREA (GIA)
The footprint of the property
66.2 sq m / 712 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
1.0 sq m / 10 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
25.8 sq m / 277 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.5 sq m / 5 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



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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	69	78

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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		