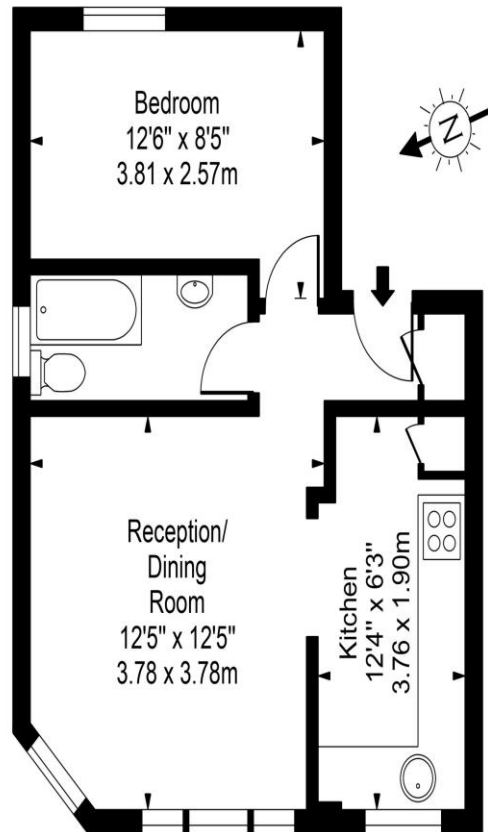


1 Bed Apartment
Ariel Road
London NW6

- Immediate 'exchange of contracts' available
- Hardwood flooring
- Being sold via 'Secure Sale'
- Share of freehold

Auction guide price of £350,000
LH+ShareFH

Ariel Road, NW6



Second Floor

Approx Gross Internal Area **400 Sq Ft - 37.16 Sq M**

For Illustration Purposes Only - Not To Scale
www.tomekphotography.co.uk



Set on the top floor of a well-maintained building, this bright and spacious one-bedroom apartment offers an excellent opportunity for first-time buyers or investors alike. The property features a generous reception room filled with natural light, providing an ideal space for both relaxing and entertaining. A separate, recently fitted kitchen offers modern convenience, while the bathroom benefits from a window, allowing for natural ventilation and light. Further highlights include attractive hardwood flooring throughout, a useful storage cupboard, and additional access to loft storage space.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	58	65
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	58	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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