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**Churchill & Mathesons**

Fry Road, London, NW10 4BZ

Asking Price £300,000 Leasehold



**KEY FEATURES:**

- PROBATE PROPERTY
- LEASEHOLD LOW SERVICE CHARGE
- 3RD FLOOR FLAT
- 2 BEDROOMS
- 1 BATHROOM
- 1 RECEPTION ROOM
- PRIVATE BALCONY

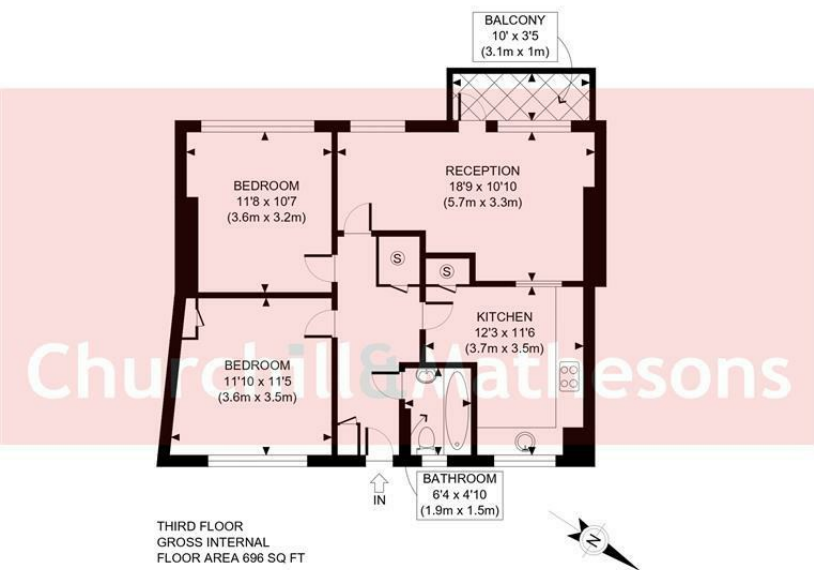
**PROBATE PROPERTY MUST SELL**

Found in John Buck House on Fry Road, London NW10. This 3rd floor flat is perfect for 1st time buyers. Spanning 696 sqft, the property features 2 well-proportioned bedrooms and a spacious reception room with a private balcony serves as the heart of the home. There is a separate well appointed kitchen and a family bathroom that does need an upgrade.

The location of this property is particularly advantageous, with excellent transport links and local amenities just a stone's throw away. Residents can enjoy the vibrant community, with a variety of shops, cafes, and parks nearby, making it a wonderful place to live.

This flat presents a fantastic opportunity for those looking to settle in a lively part of London while enjoying the comforts of a well-designed home. With its appealing layout and prime location, close to Roundwood Park, amenities and transport makes this property something not to be missed.

Call today to book a viewing.



**PROPERTY PHOTO PLANS** CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

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

**Energy Efficiency Rating**

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | <b>80</b> |
| (55-68) <b>D</b>                            | <b>67</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.