



## Nicoll Road, NW10

Leasehold - £325,000

A well-presented one-bedroom flat ideally located in the heart of Harlesden, offering bright and modern living accommodation, perfect for first-time buyers, investors, or professionals.

The property comprises a spacious and light-filled reception room with direct access to a south-facing private balcony, providing an excellent outdoor space. The reception seamlessly integrates with a modern open-plan fitted kitchen, complemented by stylish wooden flooring throughout the living area.

The bedroom is well-proportioned, and the property further benefits from a contemporary shower room finished to a good standard.

Ideally positioned close to Willesden Junction, the property offers excellent transport links along with easy access to local amenities in Harlesden.



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## The Elms, NW10

Approximate Area = 48.7 sq m / 524 sq ft

For Identification only - Not to Scale



**THIRD FLOOR**

**EPC: C**

Ref: 19727558

Disclaimer: Floorplan produced in accordance with RICS guidelines. 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. Produced for Camerons Stiff & Co.

