

## Bramshill Road,

£200,000

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A first floor studio flat positioned in Harlesden, within easy reach of the High Street and its range of shops, cafes and transport links

The property offers a practical layout with a separate kitchen, bathroom and a good sized reception and sleeping area. While the flat would benefit from updating, it presents a clear opportunity for a buyer to improve and add value according to their own requirements.

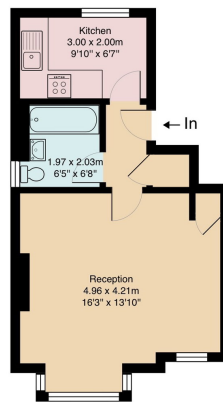
## Key Features

- First floor studio flat
- Located in Harlesden close to the High Street
- Separate kitchen and bathroom
- Good sized reception and sleeping area
- Requires updating throughout
- Strong potential to add value
- New 125 year lease
- Offered with vacant possession
- Ideal for buy to let investors
- Suitable for first time buyers

Lampards

Bramshill Road, NW10

Total Area: 36.4 m<sup>2</sup> ... 392 ft<sup>2</sup>



Second Floor



This floor plan is produced in accordance with RICS Property Measurements Standards incorporating International Property Measurement Standards (IPMS). The plan is for general guidance only and not drawn to scale unless otherwise stated. Measurements and position of windows, door openings, rooms and any other items are approximate. Whilst all care is taken in the preparation of this plan, if any aspects of this plan are of specific importance, an independent inspection would be advised.