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**Churchill & Mathesons**

Nicoll Road, London, NW10 9AA

Asking Price £269,950 Leasehold



**KEY FEATURES:**

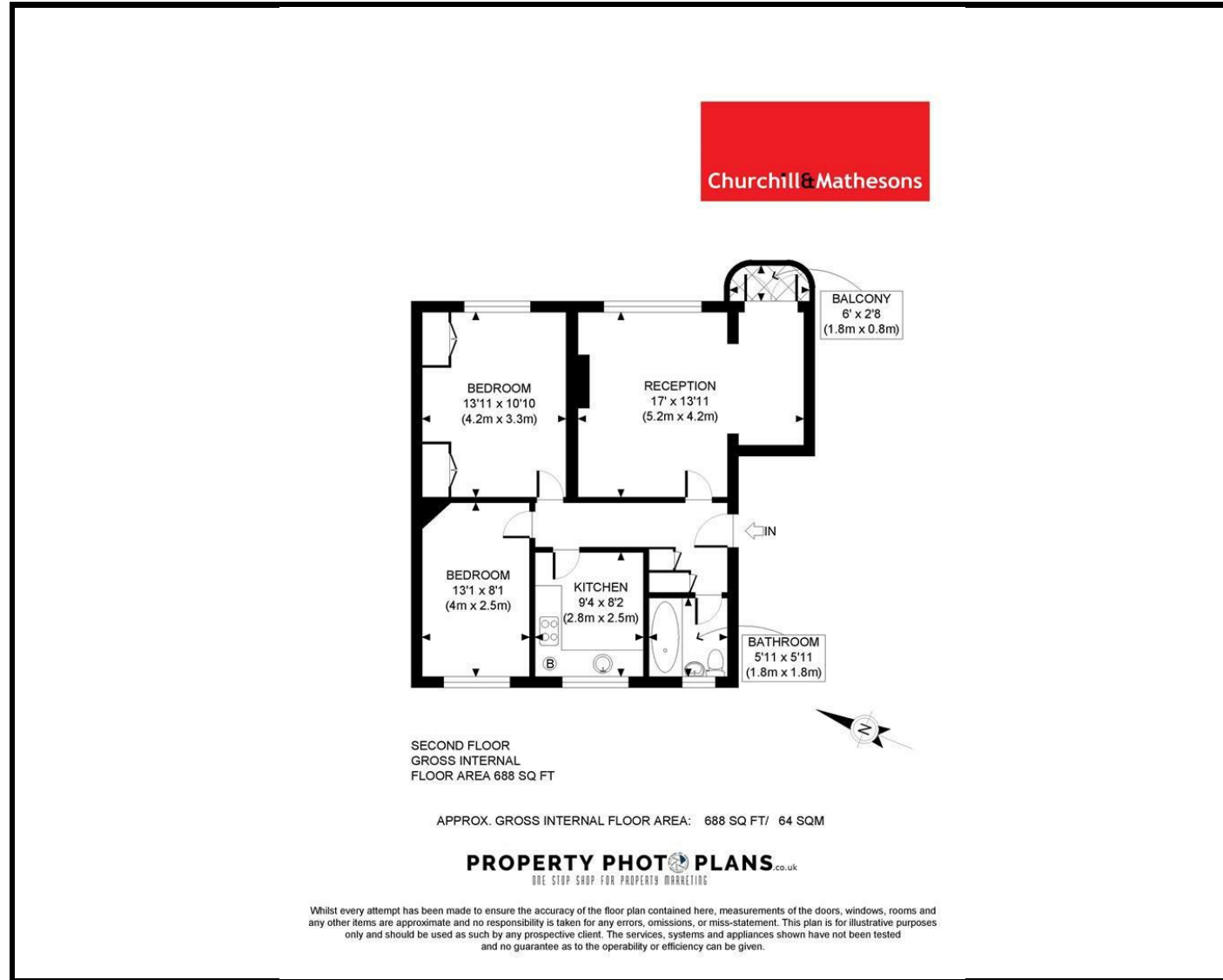
- TWO DOUBLE BEDROOMS
- SECOND FLOOR FLAT
- BALCONY
- VACANT
- LOW LEASE
- SPACIOUS
- NO UPPER CHAIN
- CLOSE TO LOCAL AMENITIES
- CLOSE TO STATION

CHURCHILL & MATHESONS are pleased to offer this VACANT TWO BEDROOM SECOND FLOOR APARTMENT with BALCONY.

The property comprises of Entrance Hall, Lounge with dining area, Kitchen, Two Double Bedrooms, Bathroom and Balcony. The total floor area is approximately 688 SQ/FT (64 SQ/M)

The property is perfect for first time buyers or buy to let investors.

Nicoll Road is within walking distance to both Harlesden Station and Willesden Junction Station (London Overground & Bakerloo Line - Zone 3). Local shops, cafes and schools are also close by.



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 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.