



166 Manor Park Road
Harlesden
London
NW10 4JT
T: 020 8965 2250
E: sales@churchillmathesons.com
www.churchillmathesons.com

Churchill & Mathesons

Armstrong Road, London, NW10 9EF

Asking Price £258,000 Leasehold



KEY FEATURES:

- ONE DOUBLE BEDROOM
- SECOND FLOOR FLAT
- PRIVATE BALCONY
- LONG LEASE
- WOOD EFFECT LAMINATE FLOORING
- FITTED KITCHEN
- CLOSE TO LOCAL AMENITIES
- NO UPPER CHAIN
- VACANT

CHURCHILLMATHESONS are favored to offer this ONE BEDROOM SECOND FLOOR PURPOSE BUILT FLAT.

The property comprises of Entrance Hall, Open Plan Lounge/Kitchen with built in kitchen appliances and UNDER FLOOR HEATING, DOUBLE BEDROOM with doors leading to PRIVATE BALCONY and FAMILY BATHROOM with heated towel rail. Further benefits are the property comes with a LONG LEASE.

Armstrong Road is located close to local amenities of Craven Park and Harlesden Town Centre.

Local transport links including bus links on Craven Park and a 15 minute walk to Harlesden Station (Bakerloo Line & London Overground - Zone 3) and Willesden Junction Station (London Overground & Bakerloo Line - Zone 2 & 3)

The property is also being offered with 45% shared ownership.

The total floor area is approximately 48 SQ/M.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		74	76
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	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 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.