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Harlesden
London
NW10 4JT
**T:** 020 8965 2250
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**www.churchillmathesons.com**

Churchill&Mathesons

## St. Marys Road, London, NW10 4AP

**Asking Price £475,000 Share of Freehold**

## KEY FEATURES:

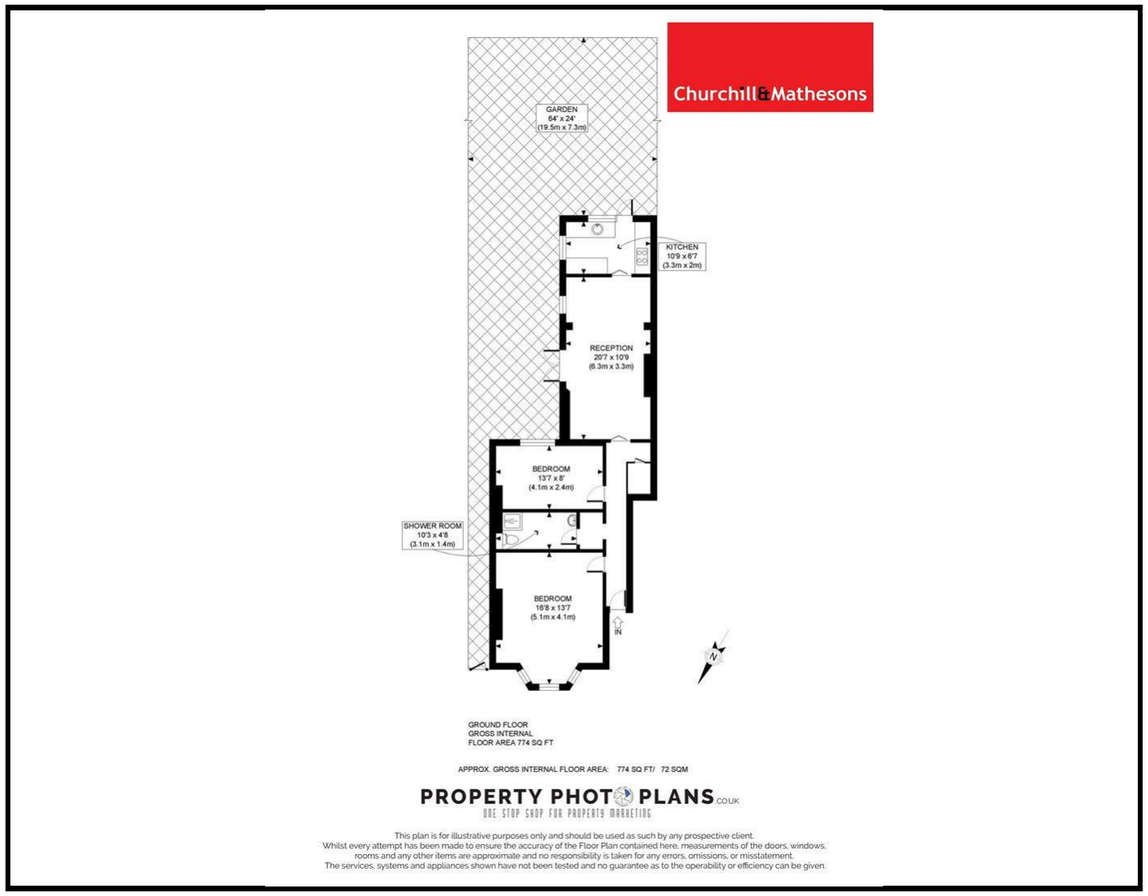
- TWO BEDROOM
- GROUND FLOOR FLAT
- WITH SUBSTANTAL OWN REAR GARDEN
- VERY SPACIOUS LIVING ROOM
- HIGH CEILINGS & CORNICING
- GAS CENTRAL HEATING
- MODERN FAMILY SHOWER ROOM
- DOUBLE GLAZING
- FITTED KITCHEN
- POPULAR RESIDENTIAL ROAD

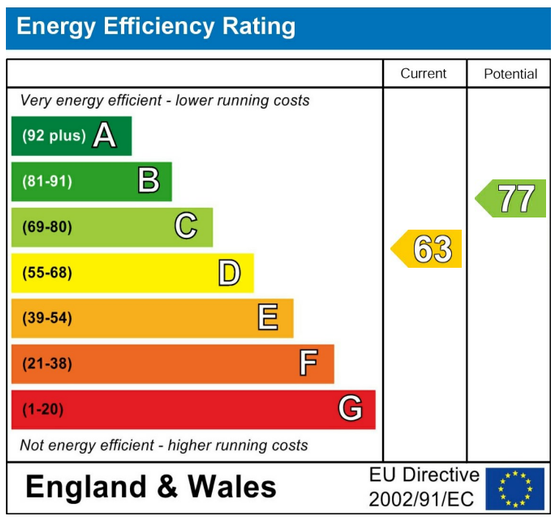
CHURCHILL&MATHESONS are delighted to offer FOR SALE this TWO BEDROOM GROUND FLOOR FLAT situated close to the Town Centre in this popular tree lined residential road. The property has lovely original features including HIGH CEILINGS & CORNICING, and benefits from a SHARE OF FREEHOLD and SOLE USE OF approx 64 ft REAR GARDEN.

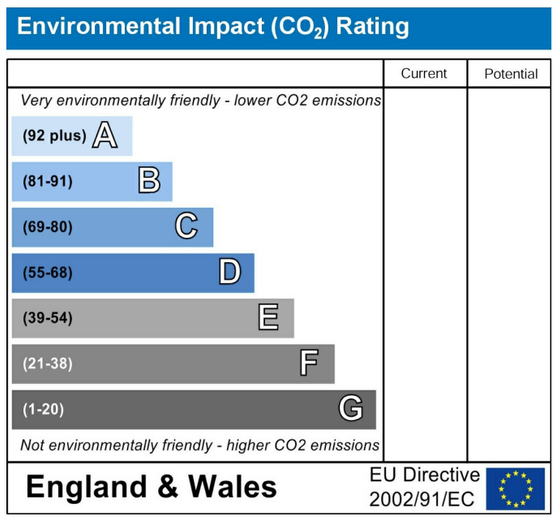
The Flat also has a spacious HALLWAY with wooden flooring, TWO DOUBLE BEDROOMS, FITTED KITCHEN, FAMILY SHOWER ROOM, and a LARGER THAN AVERAGE LIVING ROOM.
A rarely available property! Viewing highly recommended.

Located with easy access to the shops, restaurants and amenities of Harlesden. Transport links include Harlesden and Willesden Junction Overground stations providing quick and frequent journeys into Central London as well as across other parts of town.

Total Floor Area 72 SQ M.
Own Rear Garden 19'5m x 7'3m (64 ft x 24 ft).

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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.