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**Churchill & Mathesons**

Yeats Close, London, NW10 OBW

Offers In The Region Of £300,000 Leasehold



**KEY FEATURES:**

- TWO BEDROOMS
- FIRST FLOOR
- GOOD LEASE
- IDEAL AS AN INVESTMENT
- NO UPPER CHAIN
- UPVC DOUBLE GLAZING
- INTERCOM ENTRANCE

CHURCHILL&MATHESONS are offering this FIRST FLOOR TWO BEDROOM APARTMENT with NO UPPER CHAIN.

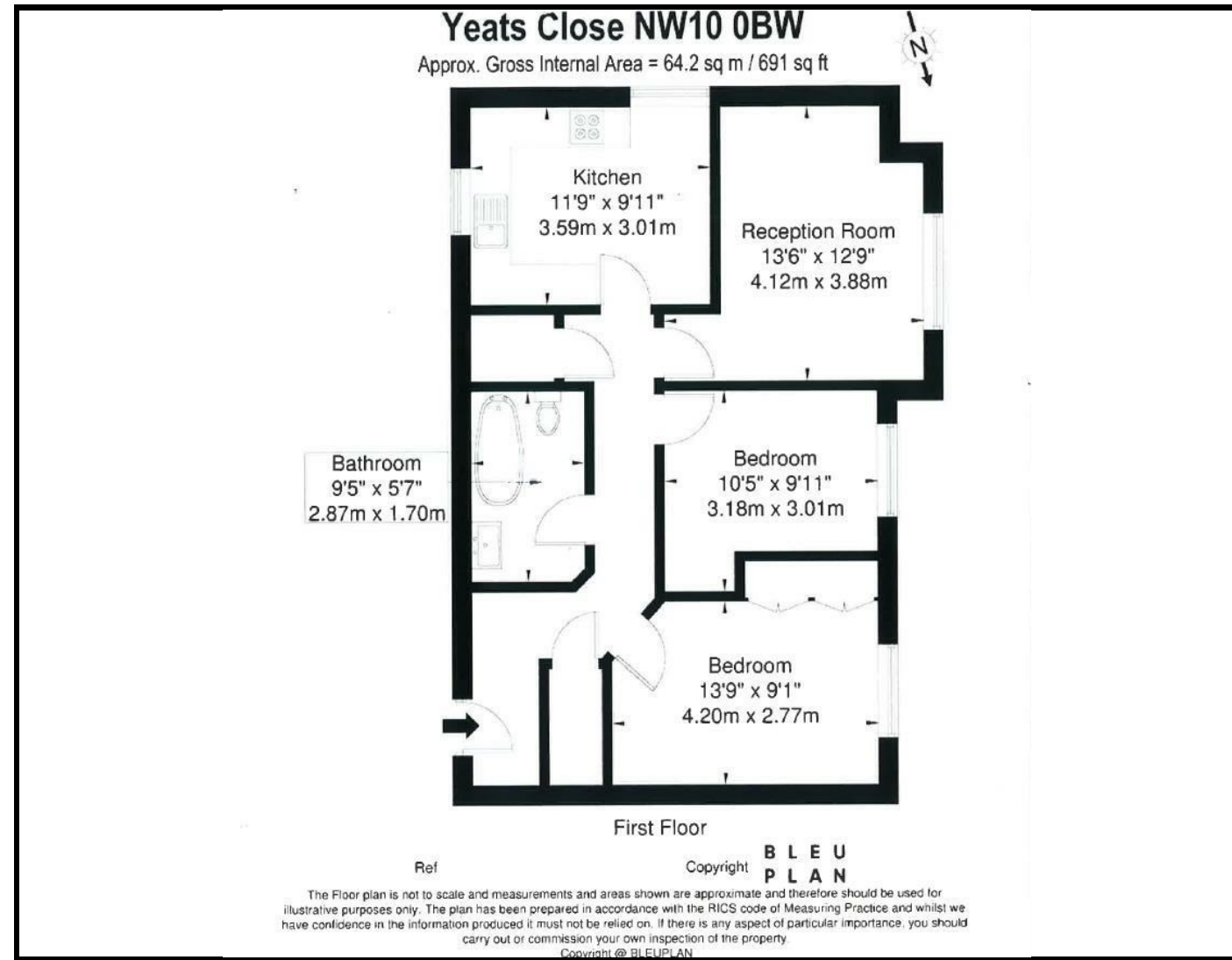
Located with good access to motorway, railway links and local amenities. Ideal for the first time buyer or as an investment. Benefits to include LONG LEASE, TWO DOUBLE BEDROOMS, UPVC DOUBLE GLAZING, INTERCOM SYSTEM.

An internal viewing is highly recommend to appreciate the condition and living space provided.

The property comprises of : Entrance Hall, Lounge, Kitchen/Diner, Two Bedrooms and a family bathroom.

Council Tax. Band C. London Borough of Brent.

Approx Gross Internal Area 64.2 sq m. (691 sq ft.)



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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 & MATHESONS 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.