



Hillside, London, NW10 8LJ

Asking Price £325,000 Leasehold



**KEY FEATURES:**

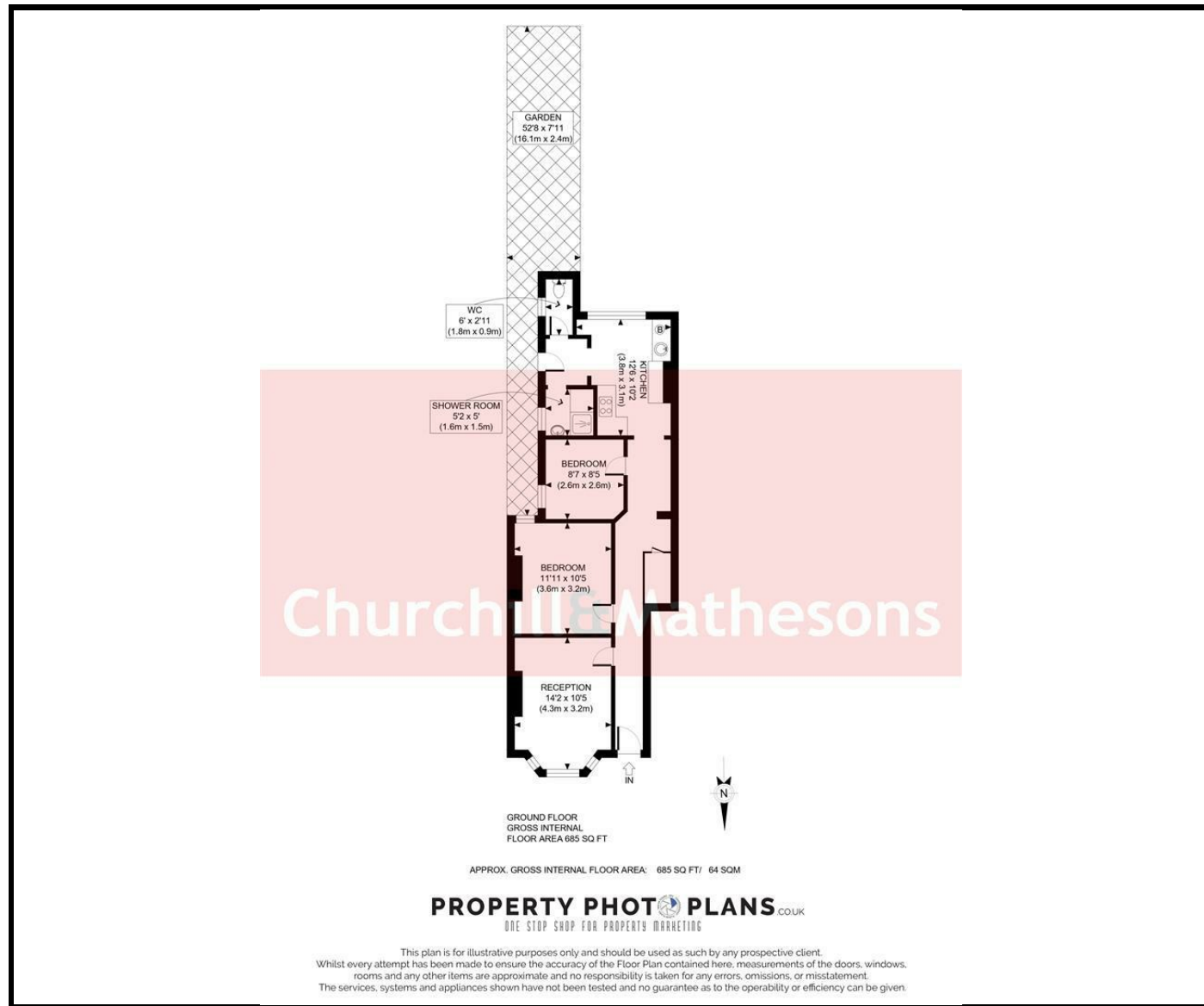
- LEASEHOLD
- 685sqft
- MAISONETTE
- 2 BEDROOMS
- 1 BATHROOM
- 1 RECEPTION
- PRIVATE GARDEN
- ACCESS TO TRANSPORT

Found on Hillside Road, NW10, London, this ground floor MAISONETTE offers a perfect blend of comfort and convenience. Spanning an inviting 685 sqft, the property features a cosy reception room, 2 spacious bedrooms, providing ample room for family or guests, and a family bathroom that caters to your daily needs. The well-appointed kitchen opens out onto a private SOUTH facing garden.

This lateral living maisonette is perfect for downsizers, first-time buyers, small families or investors looking for a great investment.

Situated close to Harlesden Station, and easy access to A406 and local amenities, ensuring that everything you need is within easy reach.

Do not miss the chance to make this charming property your new home.



**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>67</b>	<b>76</b>
<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>		
(1-20) <b>G</b>		
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.