



Harlesden Gardens, London, NW10 4EX

Asking Price £300,000 Leasehold



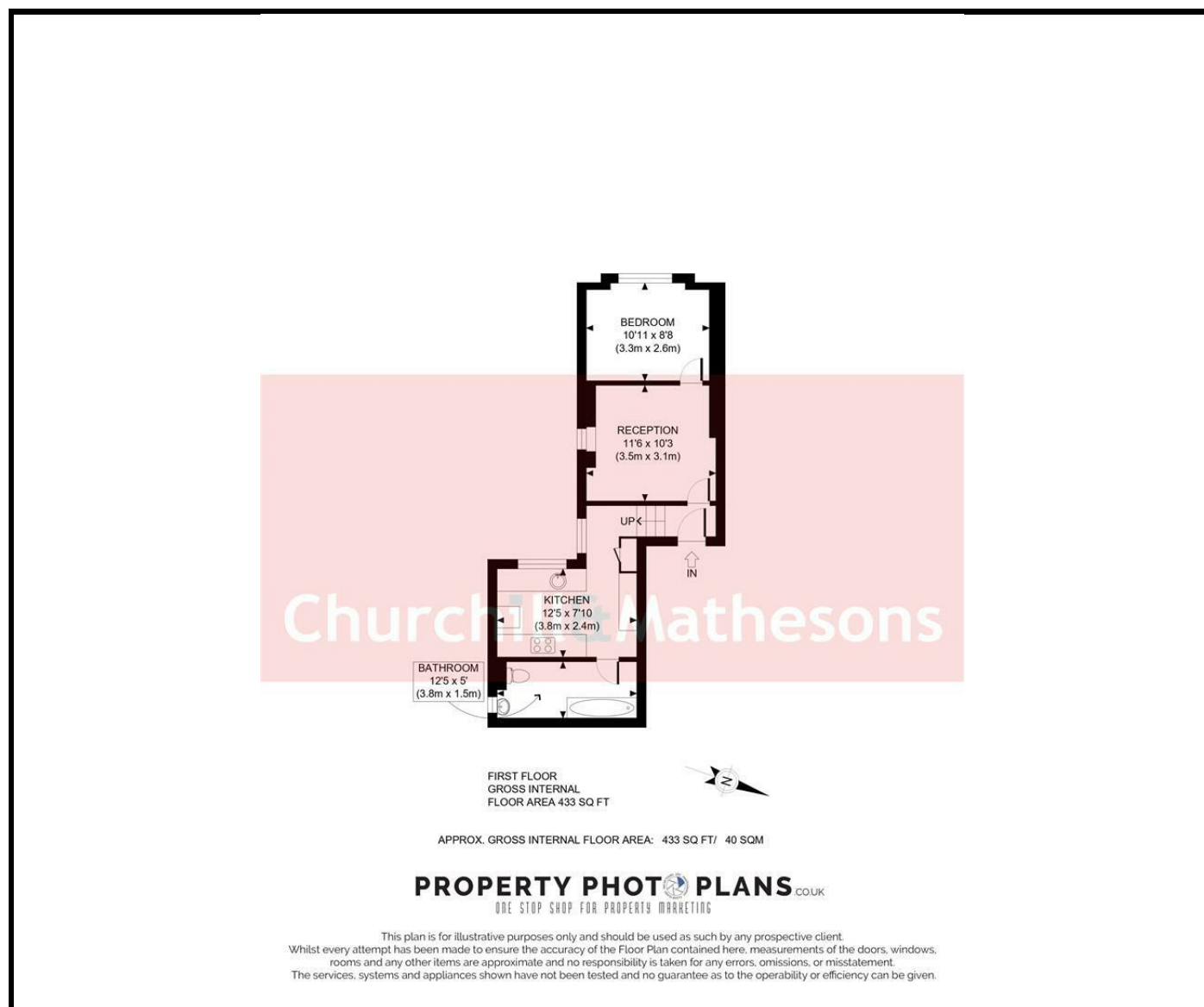
**KEY FEATURES:**

- NO CHAIN
- LEASEHOLD
- 1ST FLOOR
- 1 BEDROOM
- 1 BATHROOM
- LARGE KITCHEN
- FAIR CONDITION
- GREAT LOCATION

Found on sought after Harlesden Gardens, NW10 this delightful 433 sqft 1st floor flat built in 1900 features, 1 well-proportioned reception room, 1 bedroom, a large family bathroom and fitted kitchen. With freeholder permission this could be reconfigured into a 2 bedroom flat.

Harlesden Gardens is a vibrant area, known for its community spirit and excellent transport links, making it easy to explore the wider London area. This property is perfect for first-time buyers or investors.

Put this on your viewing list, call us today.



**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>	<b>69</b>	<b>77</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>		
(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.