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Churchill & Mathesons

Nicoll Road, London, NW10 9AB

Asking Price £345,000 Leasehold



KEY FEATURES:

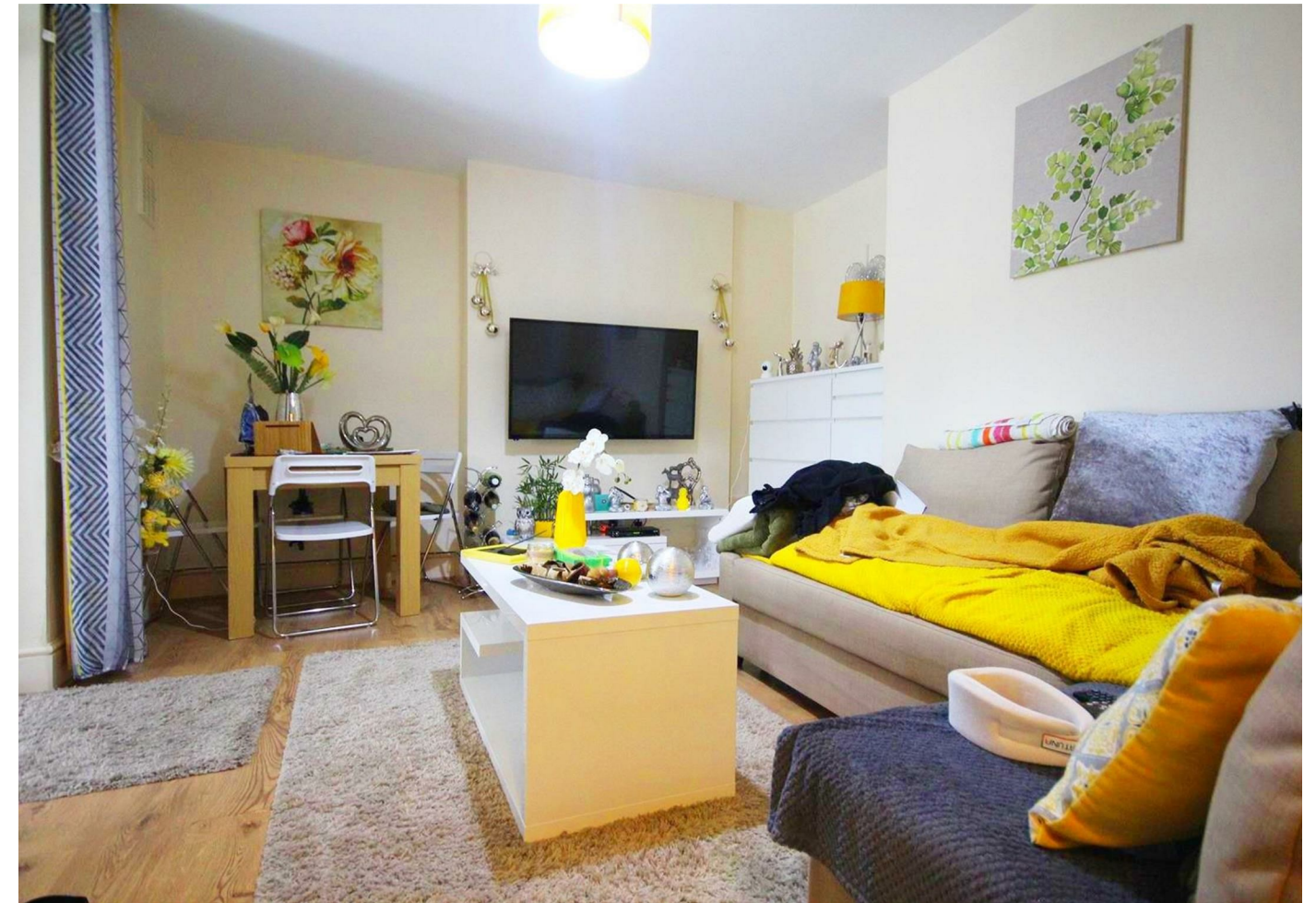
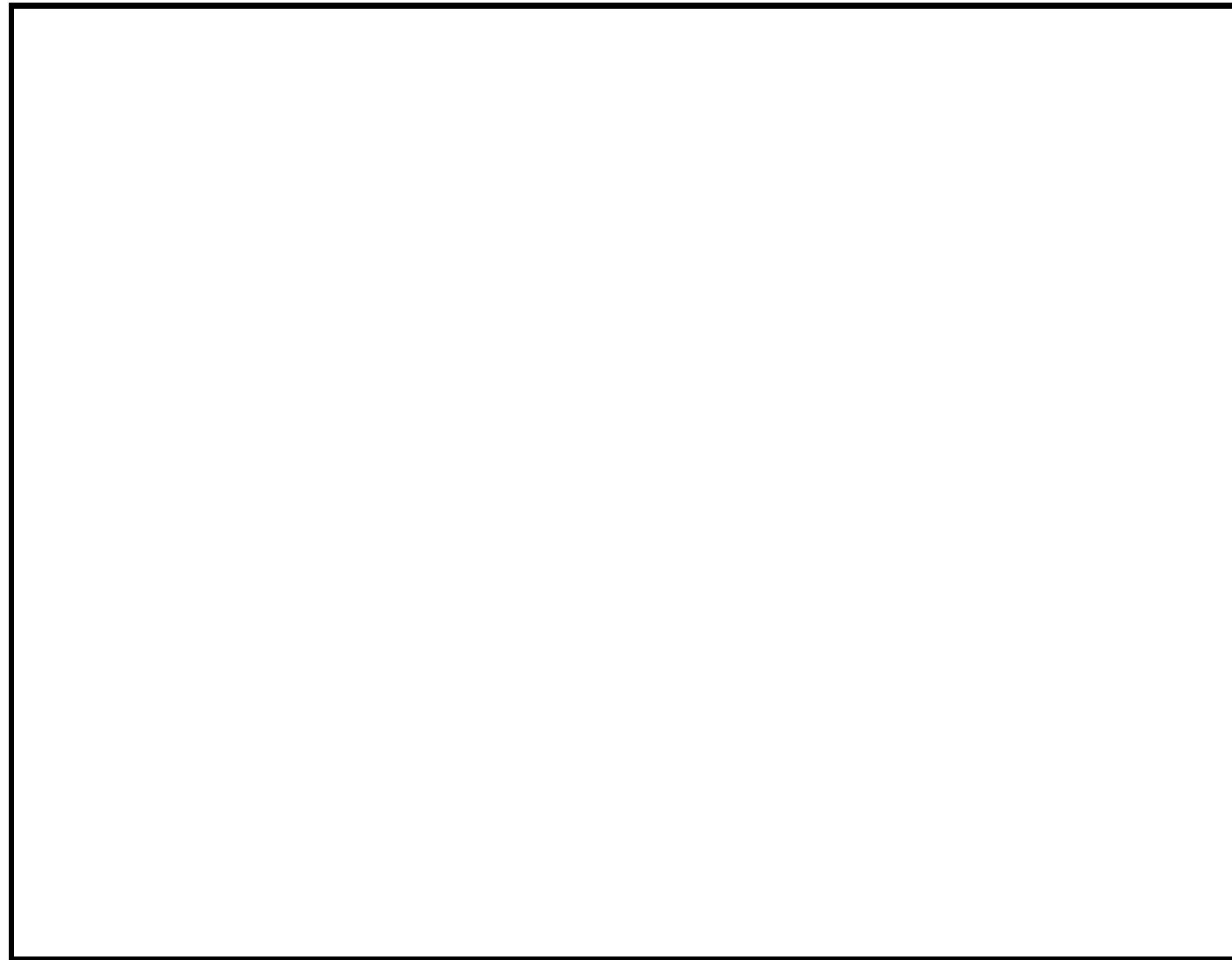
- GROUND FLOOR FLAT
- ONE DOUBLE BEDROOM
- PRIVATE REAR GARDEN
- SPACIOUS RECEPTION ROOM
- SEPERATE KITCHEN
- SUN ROOM
- NO CHAIN

CHURCHILLMATHESONS are favoured to offer for sale this ONE BEDROOM GROUND FLOOR FLAT.

The property comprises of Reception Room, Kitchen/Diner, Sun Room leading to a SPACIOUS PRIVATE REAR GARDEN, ONE DOUBLE BEDROOM and bathroom.

Nicoll Road is close to local amenities of Harlesden High Street. Local transport links including bus links and Harlesden Station (London Overground and Bakerloo Line) are a short walk away.

The total floor area is approximately 565 SQ / FT (52 SQ/M)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		78
(55-68) D	57	
(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 & 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.