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Churchill & Mathesons

Letchford Gardens, London, NW10 6AN

Asking Price £1,195,000 Freehold



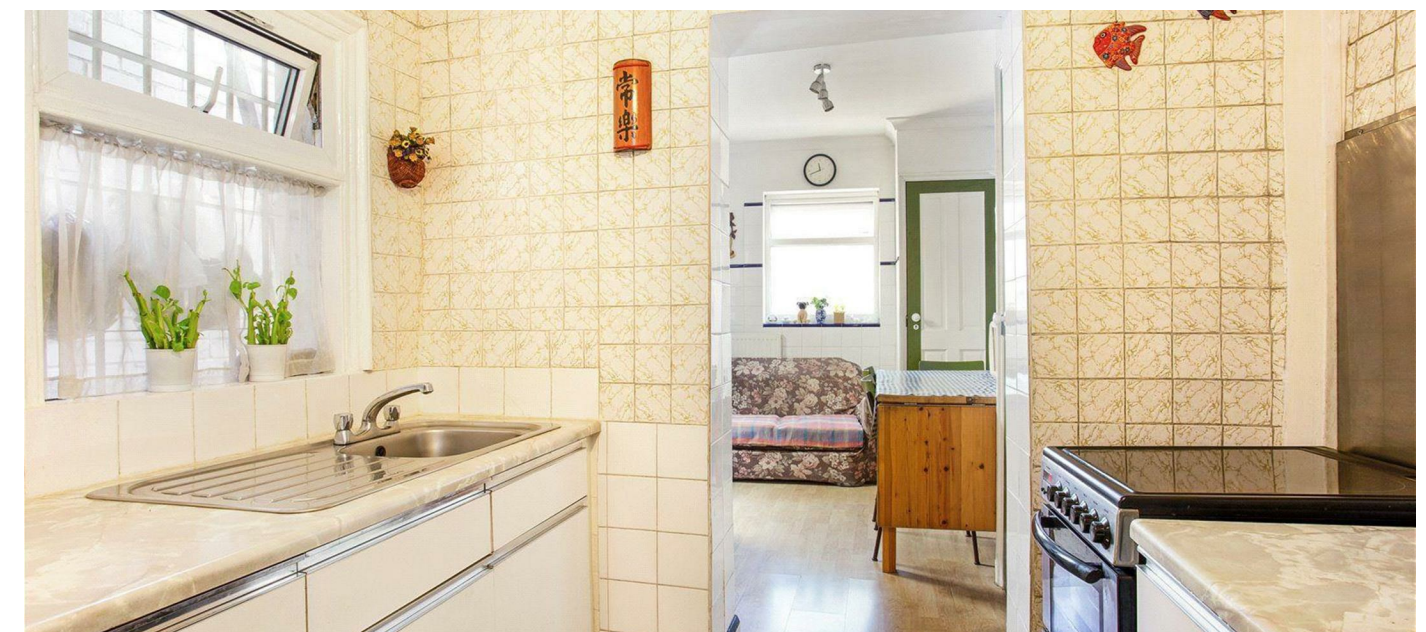
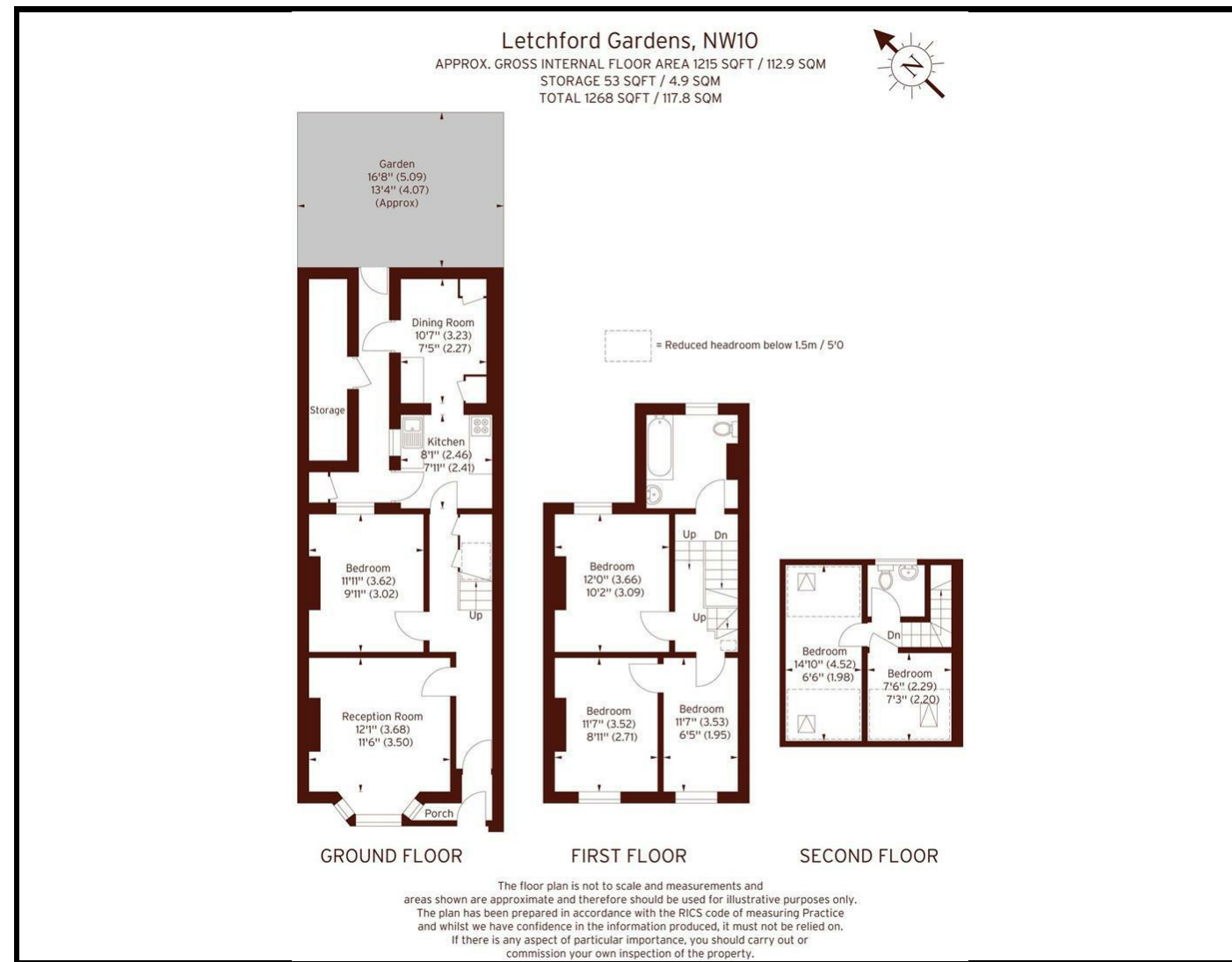
KEY FEATURES:

- TERRACED HOUSE
- 5 BEDROOMS
- TWO RECEPTION ROOMS
- PRIVATE GARDEN
- FREEHOLD
- TWO BATHROOMS
- OVER THREE FLOORS
- COUNCIL TAX BAND ~D
- 1268 SQFT
- LARGE FAMILY HOME

A SPACIOUS FIVE BEDROOM, TERRACED HOUSE accompanied by a PRIVATE REAR GARDEN, the property is greeted with TWO RECEPTION ROOMS with the bedrooms dotted over the span of the THREE FLOORS. Both, the dining room and kitchen interlink to the garden making it a nice 'hub' for afternoons. Brightened with natural light within each room, the bedrooms are adjacent to TWO BATHROOMS making a nice retreat. A GREAT FAMILY HOME which is extremely well kept and can be adapted to your desired taste.

Letchford gardens is part of College Park, a small group of streets located close to Kensal Green and Ladbroke Grove. Transport links include Kensal Green and Willesden Junction Overground stations providing quick and frequent journeys into Central London as well as across other parts of town with the Bakerloo Line.

Council Tax Band D. Local Authority London Borough of Brent.
Approx Total Floor Area ~ 1268 SQFT / 117.8 SQM



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
67	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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Not environmentally friendly - higher CO ₂ emissions	
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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.