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**Churchill & Mathesons**

Tunley Road, London, NW10 9JS

Asking Price £625,000 Freehold



**KEY FEATURES:**

- THREE DOUBLE BEDROOMS
- END OF TERRACE
- NO UPPER CHAIN
- SHOWER ROOM
- SEPRATE WC
- GARDEN
- TWO RECEPTION ROOMS
- CLOSE TO TOWN CENTRE
- INVESTMENT

CHURCHILL & MATHESONS are offering this THREE BEDROOM END OF TERRACED situated in quiet residential one-way road. The property is within walking distance of the Town Centre and with Roundwood Park being close by. An internal viewing is highly recommended to appreciate the size of the living accommodation throughout and benefits from NO UPPER CHAIN and a downstairs SHOWER ROOM. The property comprises of: Entrance Hall, Lounge, Dinning Area, Shower Room, Kitchen, First Floor Landing, Three Double Bedrooms, Family Bathroom. Outside, Front and Rear garden.

Tunley Road is located close to local shops and cafes on Craven Park Road. Transport links are also close by including bus routes to White City, Brent Cross Wembley, Willesden Green and Euston. Harlesden Train Station (London Overground & Bakerloo Line - Zone 3) and Willesden Junction (London Overground and Bakerloo Line - Zone 2 & 3) are a 15 minute walk away. The total floor area is approximately 125 SQ/M.



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>65</b>	<b>83</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 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.