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Churchill & Mathesons

Gifford Road, London, NW10 9ED

Asking Price £300,000 Leasehold



KEY FEATURES:

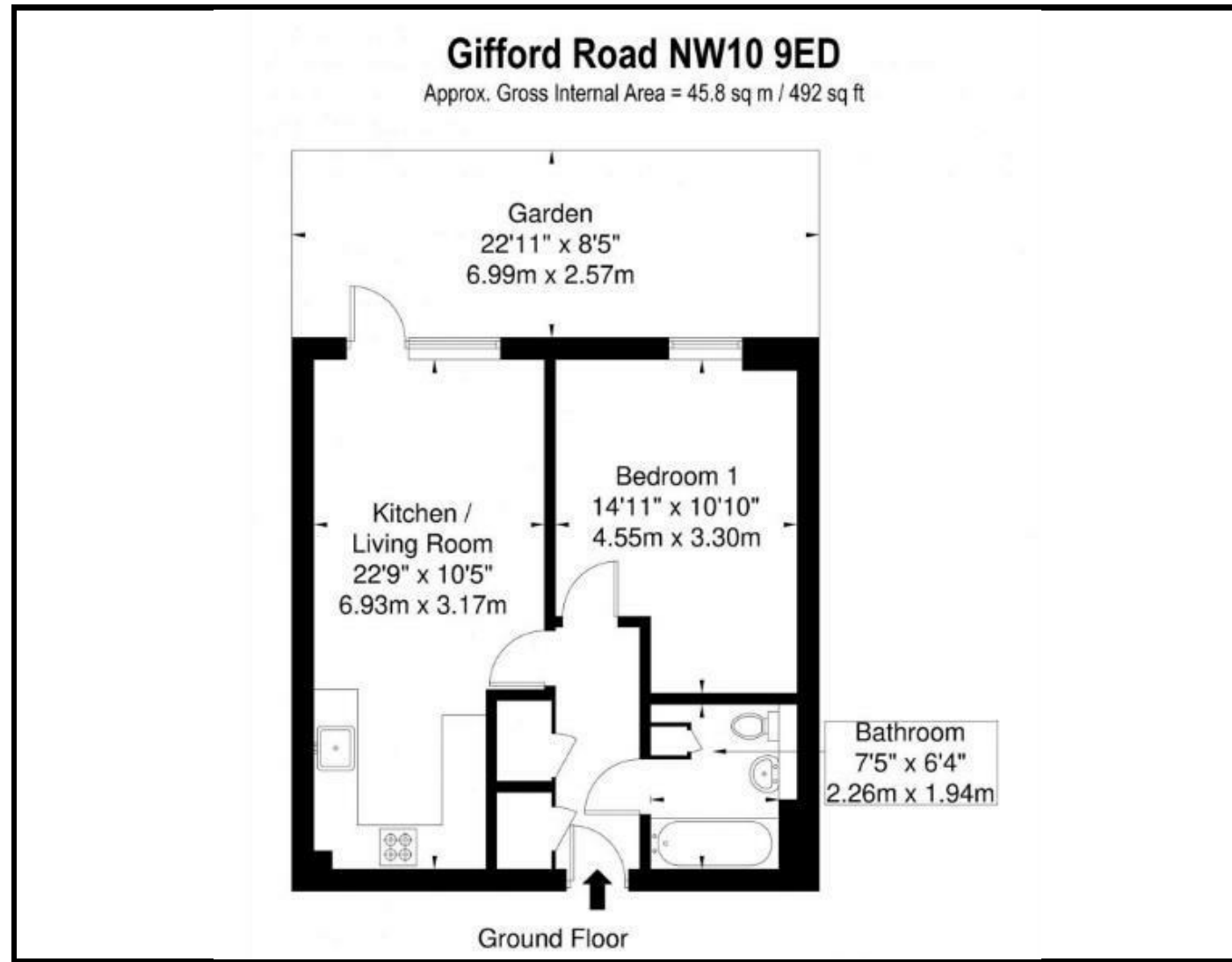
- GROUND FLOOR ONE BEDROOM
- PURPOSE BUILT FLAT
- OWN REAR GARDEN
- UNDERFLOOR ELECTRIC HEATING
- DOUBLE GLAZING

CHURCHILL MATHESONS are pleased to offer FOR SALE this GROUND FLOOR ONE BEDROOM PURPOSE BUILT MODERN APARTMENT with DIRECT ACCESS to SOLE USE OF REAR GARDEN !

The property comprises of SPACIOUS OPEN PLAN LIVING ROOM with FITTED KITCHEN AREA leading to PRIVATE REAR GARDEN, DOUBLE BEDROOM and a modern fitted bathroom.

Further benefits are the property has recently been RECENTLY DECORATED THROUGHOUT, double glazing, electric underfloor heating, secure parking is available at £80 per annum.

Gifford Road is located within a short walk to both Willesden Junction (London Overground & Bakerloo Line - Zone 2 & 3) and Harlesden Station (London Overground & Bakerloo Line - Zone 3) offering fantastic transport links into Central London and is close to local amenities of Harlesden Town Centre.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	75
(55-68) D			
(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			
(55-68) D			
(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.