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Churchill & Mathesons

Craven Park, London, NW10 9AZ

Asking Price £265,000 Leasehold



KEY FEATURES:

- ONE DOUBLE BEDROOM
- THIRD FLOOR APARTMENT
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- PRIVATE BALCONY
- INTERCOM SYSTEM & LIFT
- NO UPPER CHAIN
- INTERNAL VIEWING RECOMMENDED
- CLOSE TO RAILWAY LINKS

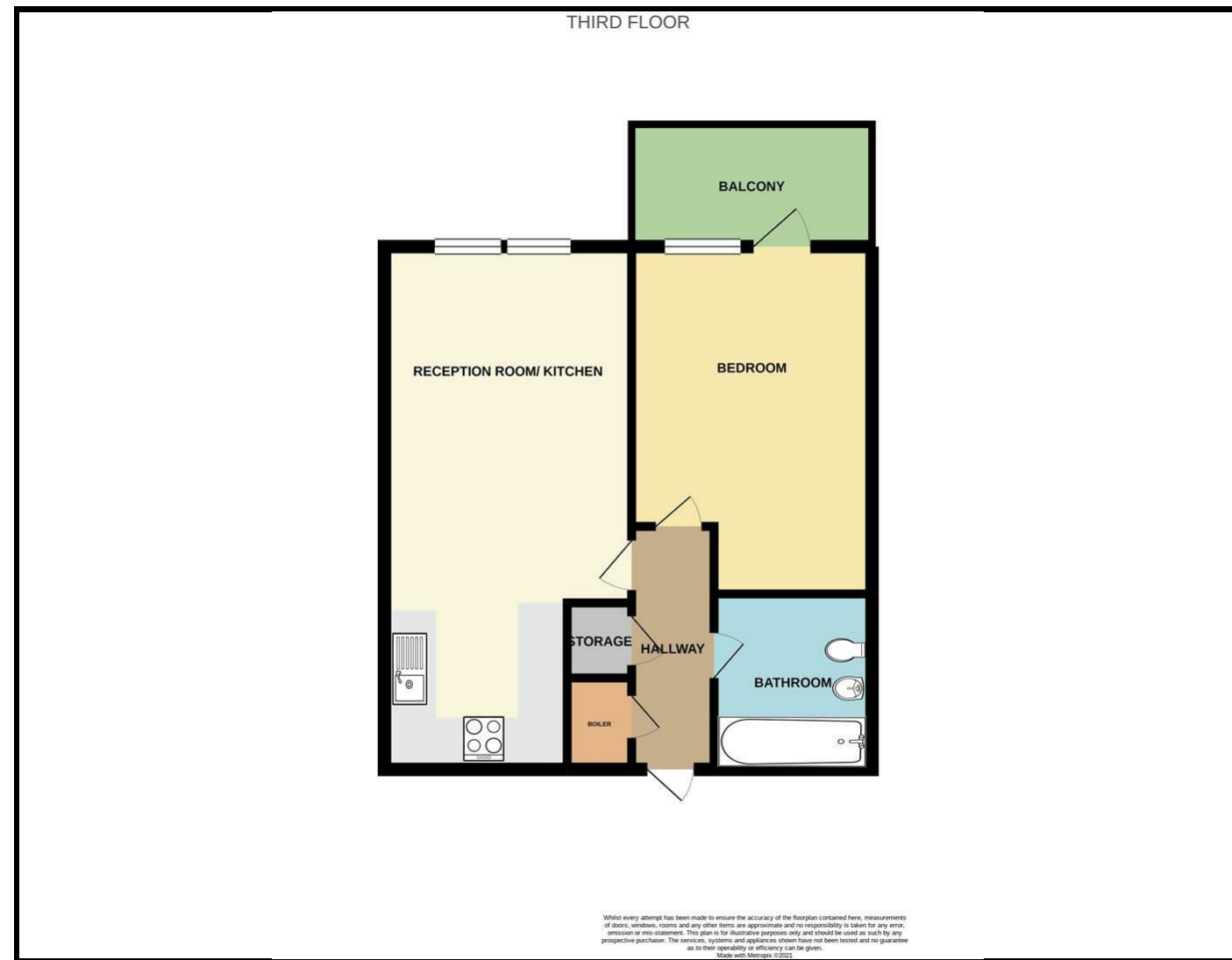
CHURCHILLMATHESONS are favored to offer this SPACIOUS ONE BEDROOM THIRD FLOOR apartment.

The property comprises of a spacious OPEN PLAN lounge/kitchen/diner with INTEGRATED APPLIANCES, ONE DOUBLE BEDROOM with access to PRIVATE BALCONY and bathroom.

Further benefits are CAR PARKING is available (subject to permit) and SECURE BIKE STORAGE and NO UPPER CHAIN.

Located on a quiet development, close to all local amenities of Harlesden Town Centre and close to local transport links including buses on Craven Park and a 15/20 minute walk to Harlesden Station (London Overground & Bakerloo Line - Zone 3), Neasden Underground Station (Jubilee Line - Zone 3) & Willesden Junction Station (London Overground & Bakerloo Line - Zone 2 & 3)

The total floor area is approximately 48 SQ/M.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	80	80

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 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.