

Fortune Gate Road, London, NW10 9RP

Asking Price £575,000 Freehold



**KEY FEATURES:**

- SEMI-DETACHED HOUSE
- 799 sqft
- 3 BEDROOMS
- 2 RECEPTIONS
- 1.5 BATHROOMS
- WIDE WEST FACING GARDEN
- GREAT LOCATION

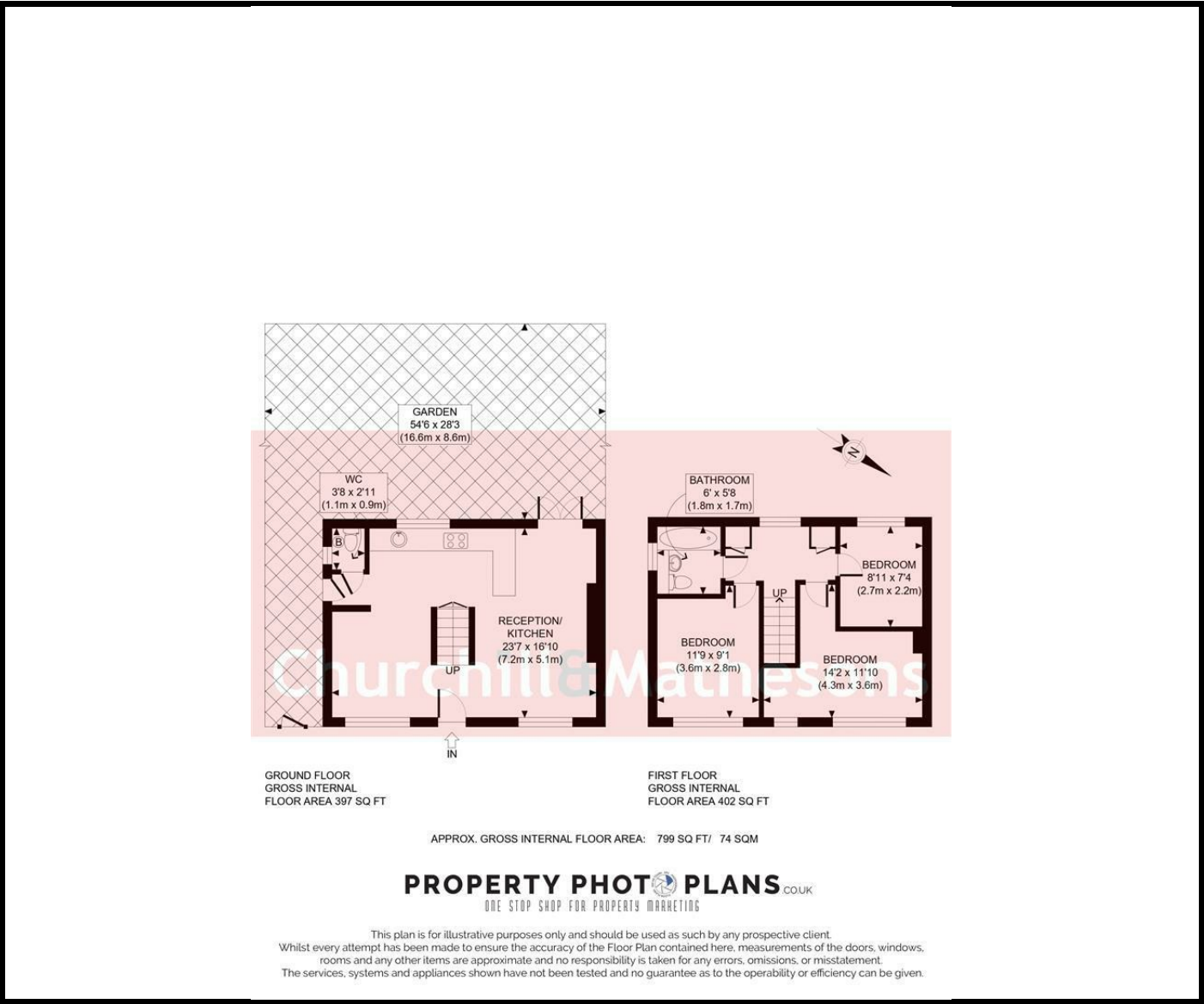
Nestled in the vibrant area of Harlesden, London, this neat 799sqft semi-detached house on Fortune Gate Road with a private front garden that could become parking (STPP), features an inviting reception room and separate dining room, perfect for entertaining guests or enjoying quiet family evenings. The well appointed sun drenched kitchen spans the breadth of the house to the rear looks over a large west facing garden, perfect for relaxing sundowners, barbeques or games with the children.

The house boasts 3 well-proportioned bedrooms, providing ample space for a growing family or those seeking a home office. There is a family bathroom upstairs and a guest toilet on the ground floor.

Harlesden is known for its rich cultural diversity and strong community spirit, making it an ideal location for families and professionals alike. With excellent transport links nearby, residents can easily access central London and beyond. Local amenities, including shops, parks, and schools, are within close proximity, ensuring that all your daily needs are met.

Whether you are a first-time buyer, downsizer or seeking a rental opportunity, this house on Fortune Gate Road is certainly worth considering.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.