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Churchill & Mathesons

John Buck House, Fry Road, Harlesden, NW10 4BZ

Offers In The Region Of £349,995 Leasehold



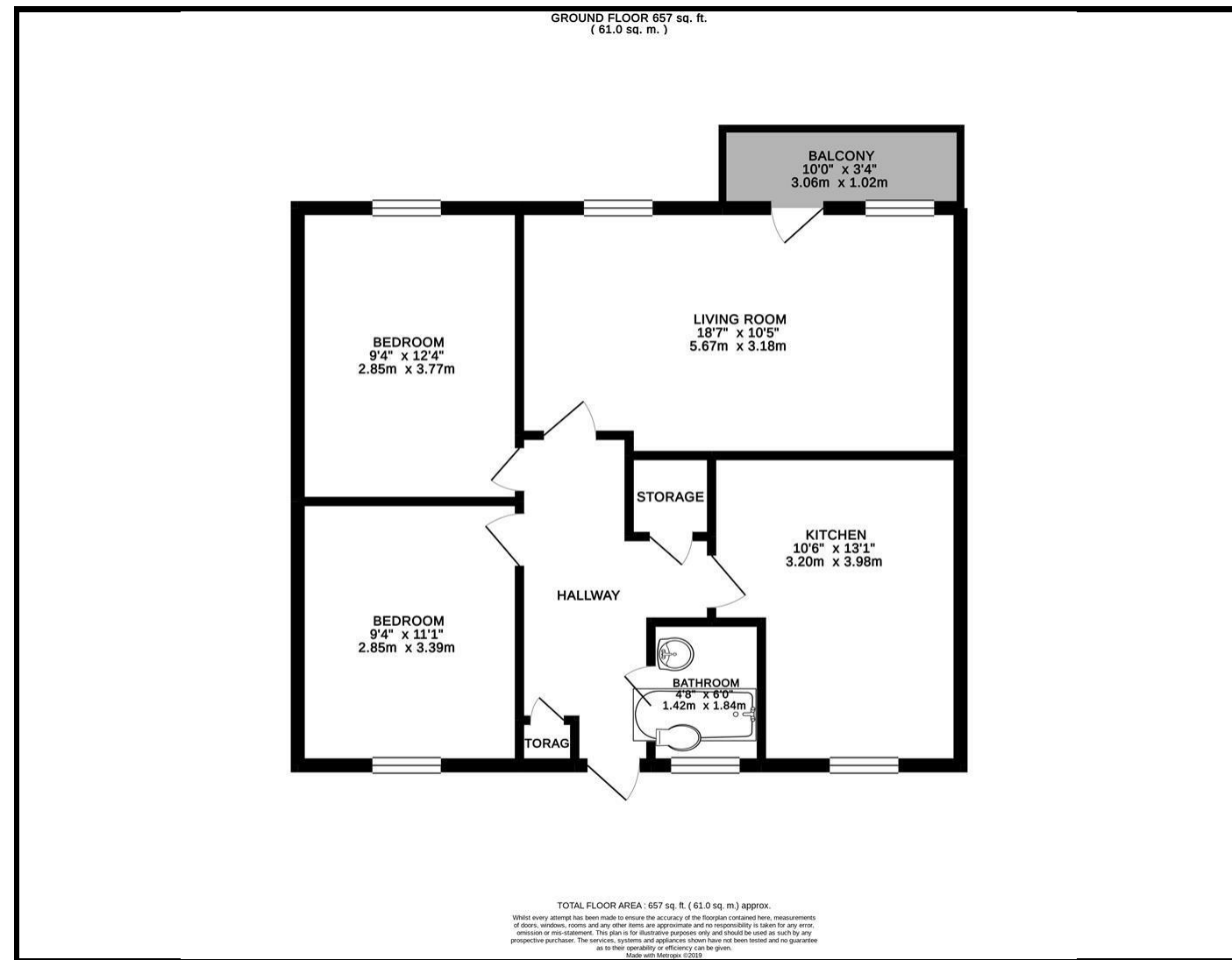
KEY FEATURES:

- Huge two bed Apartment
- Large Lounge with balcony
- Parking
- Fitted Kitchen
- Long lease
- Minute to Roundwood park
- Must be seen
- No Chain

We are delighted to offer for sale this BRIGHT and SPACIOUS TWO DOUBLE BEDROOM purpose built flat. The property provides 657 sq ft of living space arranged over the first floor of this development block close to the award winning Roundwood Park.

The flat comprises of an entry security phone system, two double bedrooms, a SPACIOUS reception room with dining space and doors to a tiled balcony, a MODERN FITTED KITCHEN and a family sized bathroom.

The property also benefits from double glazed windows throughout. Fry Road is located just off the popular Drayton Road, within walking distance to Harlesden Station (London Overground/Bakerloo Line) (Zone 3) and other local amenities.



| 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 | | | |
| | | 72 | 79 |
| 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 | | | |
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| Not environmentally friendly - higher CO ₂ emissions | | | |
| | | 77 | 79 |
| 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.