



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.

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## Nicoll Road, London, NW10 9AB Asking Price £345,000 Leasehold



### KEY FEATURES:

- GROUND FLOOR FLAT
- ONE DOUBLE BEDROOM
- PRIVATE REAR GARDEN
- SPACIOUS RECEPTION ROOM
- SEPERATE KITCHEN
- SUN ROOM
- NO CHAIN

\*\*\* A CASHBACK OF £250 IS AVAILABLE ON COMPLETION IF PURCHASED THROUGH US AT CHURCHILLMATHESONS, call to view\*\*\*

CHURCHILLMATHESONS are favoured to offer for sale this ONE BEDROOM GROUND FLOOR FLAT.

The property comprises of Reception Room, Kitchen/Diner, Sun Room leading to a SPACIOUS PRIVATE REAR GARDEN, ONE DOUBLE BEDROOM and bathroom.

Nicoll Road is close to local amenities of Harlesden High Street. Local transport links including bus links and Harlesden Station (London Overground and Bakerloo Line) are a short walk away.

The total floor area is approximately 565 SQ / FT (52 SQ/M)



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 565 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 565 SQ FT / 52 SQM  
Ref: Copyright **photoplan**

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

