

St. Johns Avenue, London, NW10 4EG

Asking Price £300,000 Freehold



KEY FEATURES:

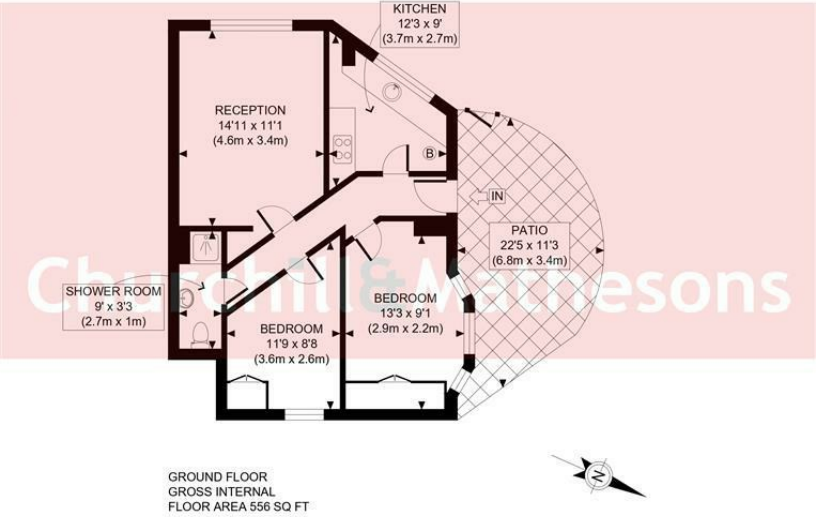
- FREEHOLD
- 556 SQFT
- GROUND FLOOR
- 2 BEDROOMS
- 1 BATHROOM
- 1 RECEPTION
- SMALL PATIO GARDEN

This priced to sell vacant flat is nestled on the charming St. Johns Avenue, NW10. This delightful 2-bedroom ground floor flat offers a perfect blend of comfort and convenience in the heart of London. Spanning 556 sqft, the property also features a well-proportioned reception and a shower room. It has a small private front patio garden, which offers outdoor space to enjoy fresh air and sunshine, perfect for a morning coffee or an evening unwind.

This flat is perfect for 1st time buyers or downsizers, located on popular St Johns Avenue provides easy access to local amenities, transport links, and the vibrant culture of Harlesden.

With so many properties to see these days, put this one on your viewing list.





APPROX. GROSS INTERNAL FLOOR AREA: 556 SQ FT/ 52 SQM

PROPERTY PHOTO PLANS  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



### 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 | 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 | 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.