



166 Manor Park Road
Harlesden
London
NW10 4JT
T: 020 8965 2250
E: sales@churchillmathesons.com
www.churchillmathesons.com

Churchill&Mathesons

Peary House, London, NW10 8JD

Asking Price £385,000 Leasehold



KEY FEATURES:

- 3 BEDROOM SPLIT LEVEL MAISONETTE
- LARGE RECEPTION
- THREE GOOD SIZE BEDROOMS
- KITCHEN & DINER
- PRIVATE BALCONY
- COMMUNAL GARDEN
- LEASEHOLD
- NO UPPER CHAIN
- SEPARATE WC
- FIRST FLOOR LANDING

CHURCHILL & MATHESONS are offering this spacious purpose built THREE BEDROOM ex-local authority SPLIT LEVEL MAISONETTE with PRIVATE BALCONY. Ideal buy for the first time buyer or as a buy to let for investment. The property comprises of; Entrance Hall, Lounge/Diner, Kitchen, WC, Balcony, First Floor Landing with Three Bedrooms and a Family Bathroom. Close to local amenities and bus routes and within easy reach of Harlesden tube (Bakerloo line Zone 3 and the London Overground.

Total Approx Floor Area 880 SQ.FT. (81.8 SQ.M)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(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	

Environmental Impact (CO₂) 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	53	58
(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 & 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.