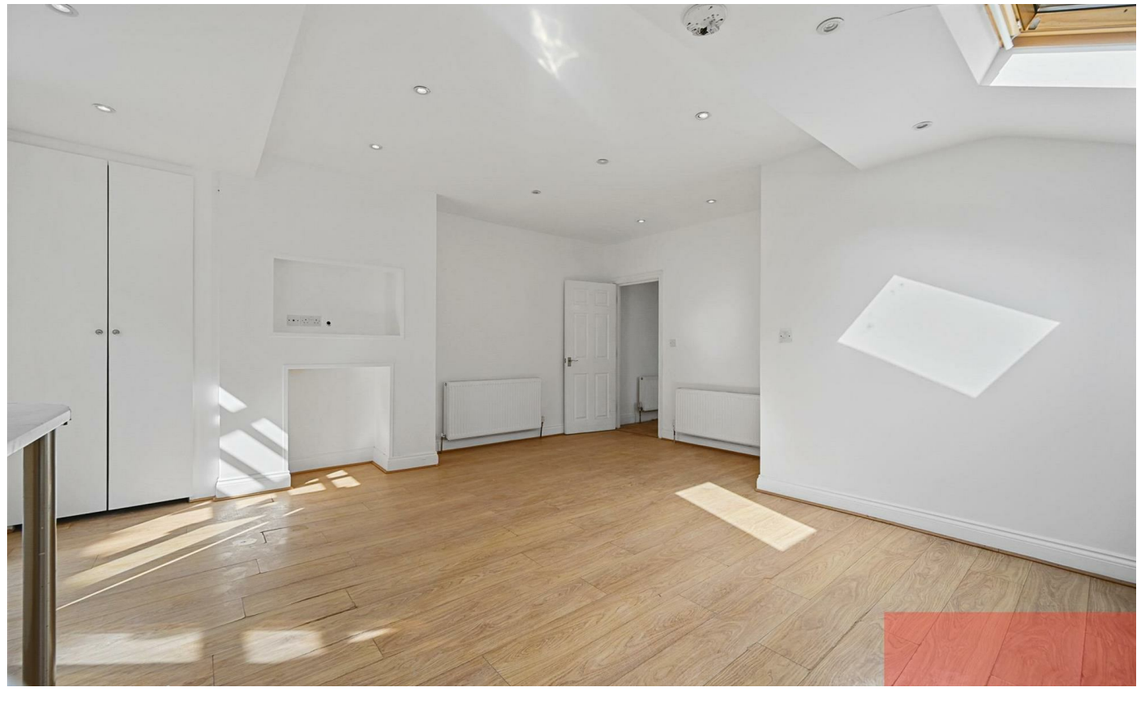

166 Manor Park Road
Harlesden
London
NW10 4JT
T: 020 8965 2250
E: sales@churchillmathesons.com
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Churchill&Mathesons

St. Marys Road, London, NW10 4AY

Asking Price £460,000 Freehold

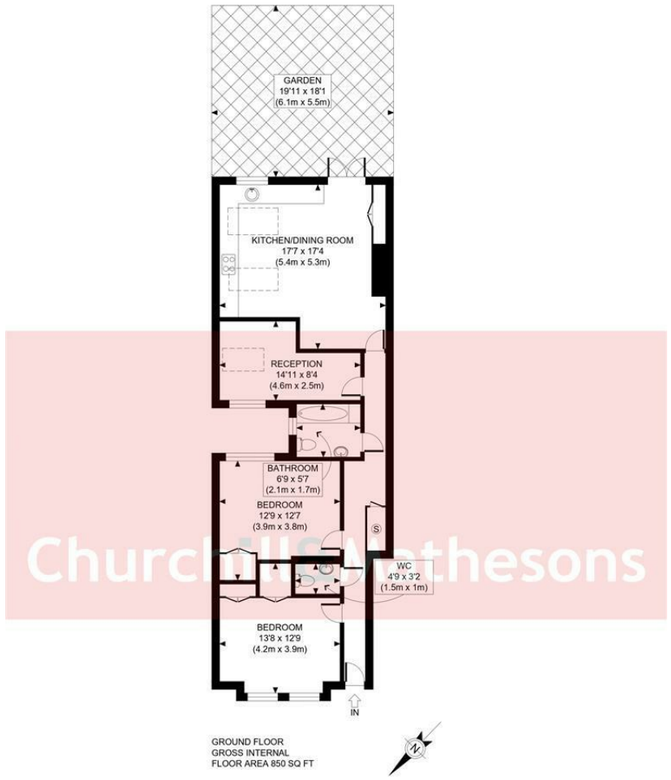
KEY FEATURES:

- 125YR LEASE, SFH OPTION
- 850 SQFT
- GREAT LOCATION
- 2 BEDROOMS
- 1.5 BATHROOS
- 1 RECEPTION / BEDROOM
- OPEN PLAN KITCHEN & DINER
- SOUTH FACING GARDEN
- CLOSE TO SHOPS, SCHOOLS AND PARK

Found on popular tree lined St. Marys Road in NW10, this delightful fully decorated period ground floor maisonette offers a perfect blend of comfort and style. Spanning an impressive 850sqft, the property boasts a separate reception room and a large extended open plan bespoke kitchen / diner with access onto a good size south facing garden. The garden invites an abundance of natural light and offers a wonderful outdoor space for gardening, al fresco dining, barbeque with friends or simply enjoying the sunshine. The 2 well-proportioned double bedrooms provide ample space for family living. The maisonette features a well-appointed family bathroom, and a separate WC.

This property is not only a home but a lifestyle choice, situated in a vibrant community with easy access to local amenities and transport links. Whether you are a family looking for a home or looking to invest, this property presents an excellent opportunity to own a piece of charming London living.

Don't miss the chance to make this lovely flat your own.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(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 (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

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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.