



Drayton Road, London, NW10 4DE

Asking Price £550,000 Leasehold



KEY FEATURES:

- 1ST FLOOR MAISONETTE
- LONG LEASE
- 1019 SQFT
- 4 BEDROOMS
- 1 RECEPTION
- 1 BATHROOM
- WELL APPOINTED KITCHEN
- PRIVATE GARDEN
- SUPER LOCATION
- SOUGHT AFTER STREET

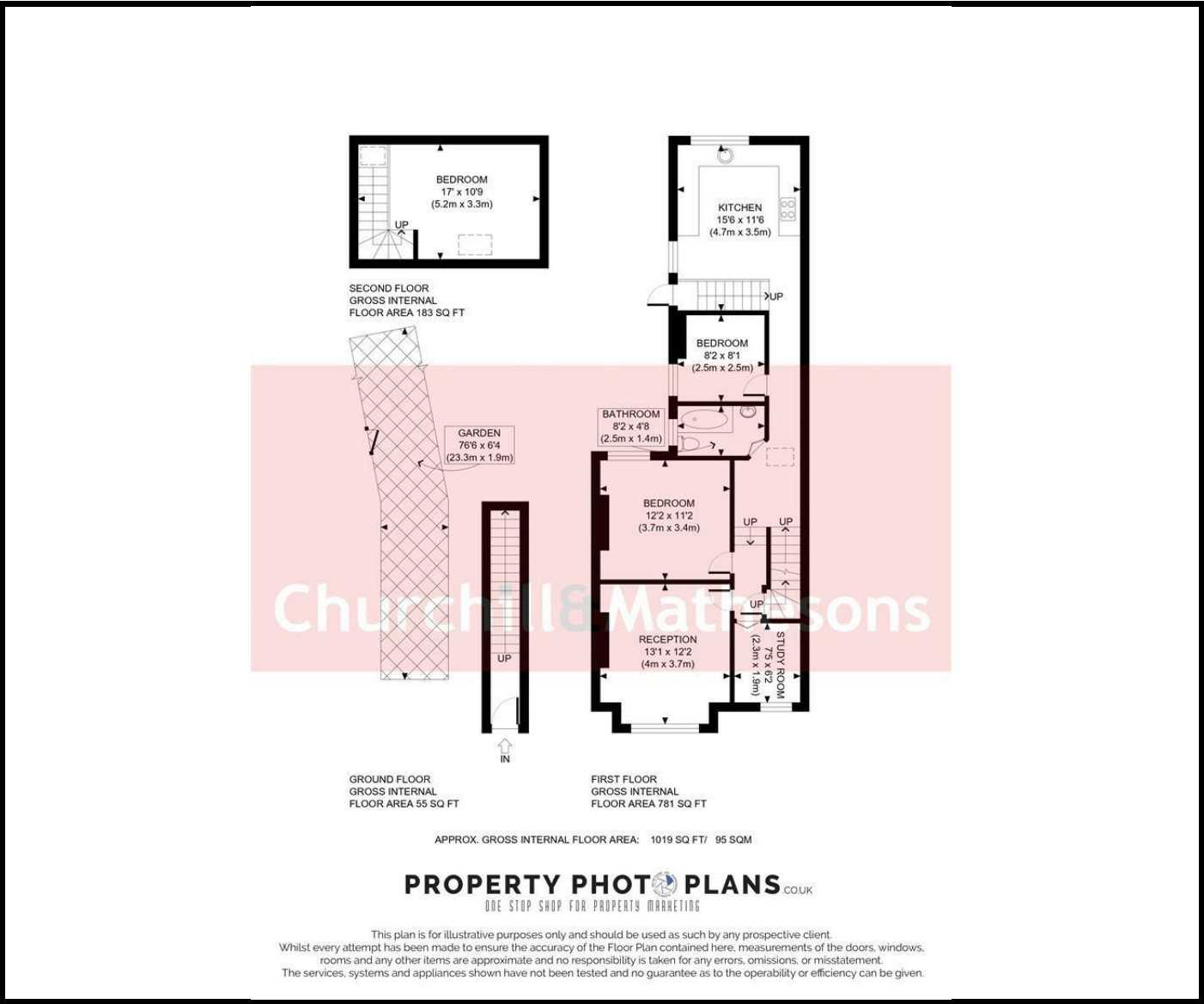
CHARACTERFULL 4 BEDROOM MASONETTE FOR SALE

This delightful 1,019sqft first-floor maisonette with a long lease is found on sought after Drayton Road, London, NW10. It is beautifully decorated and has some original Edwardian features. Upon entering, you are welcomed into a spacious reception room that serves as the heart of the home, providing a warm and inviting atmosphere for relaxation and entertaining. The property boasts 4 bedrooms incl the loft, a small study, a good size bathroom and a well appointed kitchen. The private garden needs attention but is ideal for outdoor entertainment and gatherings. This home is perfect for families or professionals seeking extra living space or who need to work from home and need outside space.

Located in a vibrant neighbourhood, this property is well-connected to local amenities, including shops, cafes, and parks, good schools ensuring that everything you need is within easy reach. The excellent transport links nearby (Willesden Junction) makes commuting to central London a breeze, enhancing the appeal of this lovely home.

In summary, this four-bedroom flat on Drayton Road presents a wonderful opportunity for those looking to embrace city living while enjoying the benefits of a private garden. With its spacious layout and prime location, it is a property not to be missed.





### 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	

### 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	

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.