



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

Churchill & Mathesons

Harlesden Gardens, London, NW10 4EX

Offers In Excess Of £185,000 Leasehold



KEY FEATURES:

- NO CHAIN
- LEASEHOLD
- 1ST FLOOR
- 1 BEDROOM
- 1 BATHROOM
- LARGE KITCHEN
- FAIR CONDITION
- GREAT LOCATION

CALLING 1ST TIME BUYERS

Found on sought after Harlesden Gardens, NW10 this delightful 433 sqft 1st floor flat built in 1900 features, 1 well-proportioned reception room, 1 bedroom, a large family bathroom and fitted kitchen. With freeholder permission this could be reconfigured into a 2 bedroom flat.

Harlesden Gardens is a vibrant area, known for its community spirit and excellent transport links, making it easy to explore the wider London area. This property is perfect for first-time buyers or investors.

Put this on your viewing list, call us today.



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 433 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 433 SQ FT/ 40 SQM

PROPERTY PHOTO PLANS .CO.UK
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		
	69	77
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	



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.