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**Churchill & Mathesons**

Shaftesbury Gardens, London, NW10 6LP

Asking Price £350,000 Leasehold



**KEY FEATURES:**

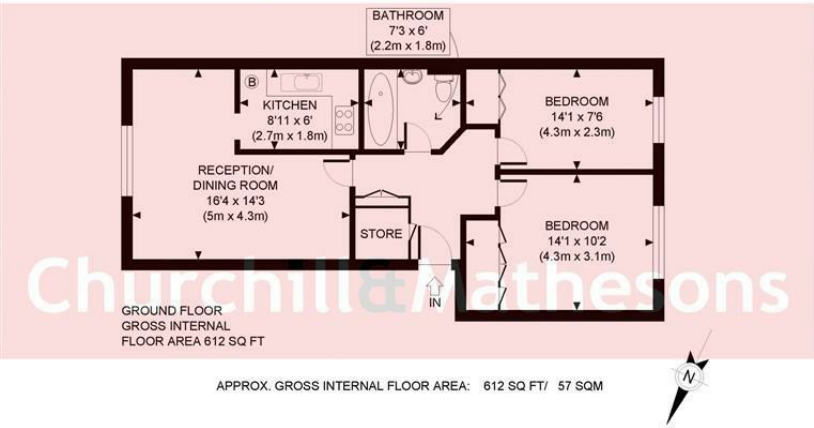
- TWO BEDROOM
- GROUND FLOOR APARTMENT
- SEPERATE KTCHEN
- DOUBLE GLAZING
- NO UPPER CHAIN
- LONG LEASE
- ALLOCATED PARKING

A GROUND FLOOR TWO BEDROOM APARTMENT WITH ALLOCATED PARKING SPACE.

The property features a spacious reception room, separate kitchen, two bedrooms and a family bathroom. Further benefits are the property double glazing, being offered with NO UPPER CHAIN, a long lease and ample storage space.

Shaftesbury Gardens is superbly located for transport links, the Elizabeth Line, within walking distance of both North Acton Underground Station (Central Line - Zone 2 & 3) & Willesden Junction Station (Bakerloo Line & London Overground - Zone 2 & 3). Furthermore, there are multiple bus links serving the surrounding areas & conveniently placed for the A40. London Borough of Ealing. Council Tax Band D.





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	75	77
(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.