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**Churchill&Mathesons**

Knatchbull Road, London, NW10 8GU

Asking Price £375,000 Leasehold

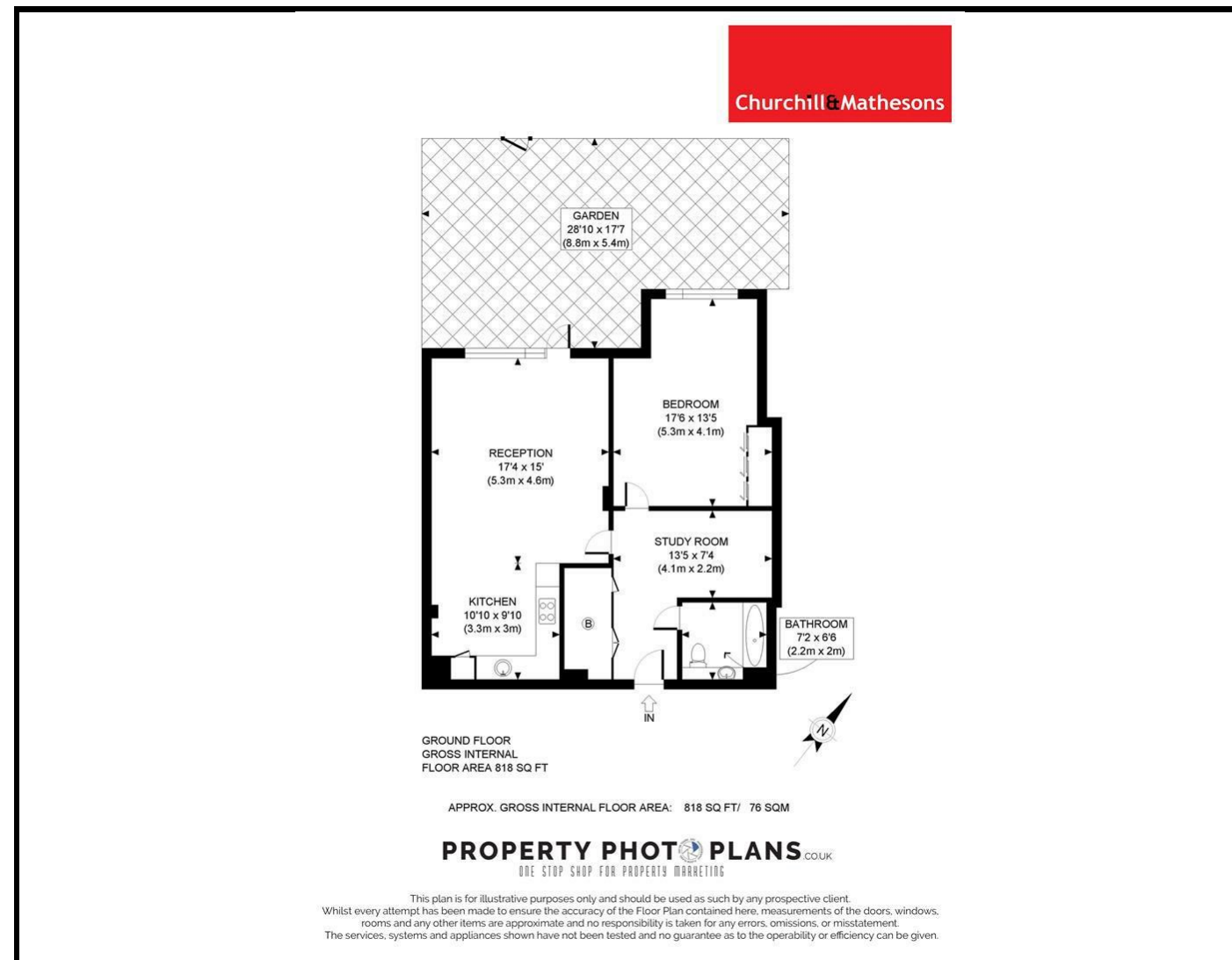


**KEY FEATURES:**

- FANTASTIC MODERN
- PURPOSE BUILT
- ONE BEDROOM
- GROUND FLOOR FLAT
- WITH OWN GARDEN
- ALLOCATED PARKING
- 900 PLUS YEAR LEASE
- OPEN PLAN LIVING ROOM
- FITTED KITCHEN
- MODERN BATHROOM

CHURCHILL&MATHESONS are delighted to offer FOR SALE this MODERN ONE BEDROOM GROUND FLOOR FLAT WITH DIRECT ACCESS ONTO OWN REAR GARDEN. The Flat has a VERY SPACIOUS HALLWAY with partitioning to a STUDY / OFFICE, a generous sized LIVING ROOM OPEN PLAN with FITTED KITCHEN and doors onto OWN REAR GARDENS. There is also a good sized DOUBLE BEDROOM, MODERN BATHROOM, UNDER FLOOR HEATING and OWN PARKING SPACE.

A beautiful Apartment !  
Gross Internal Floor Area 818 SQ.FT. / 76 SQM



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.