



Minet Avenue, London, NW10 8AU

Asking Price £325,000 Leasehold - Share of Freehold



**KEY FEATURES:**

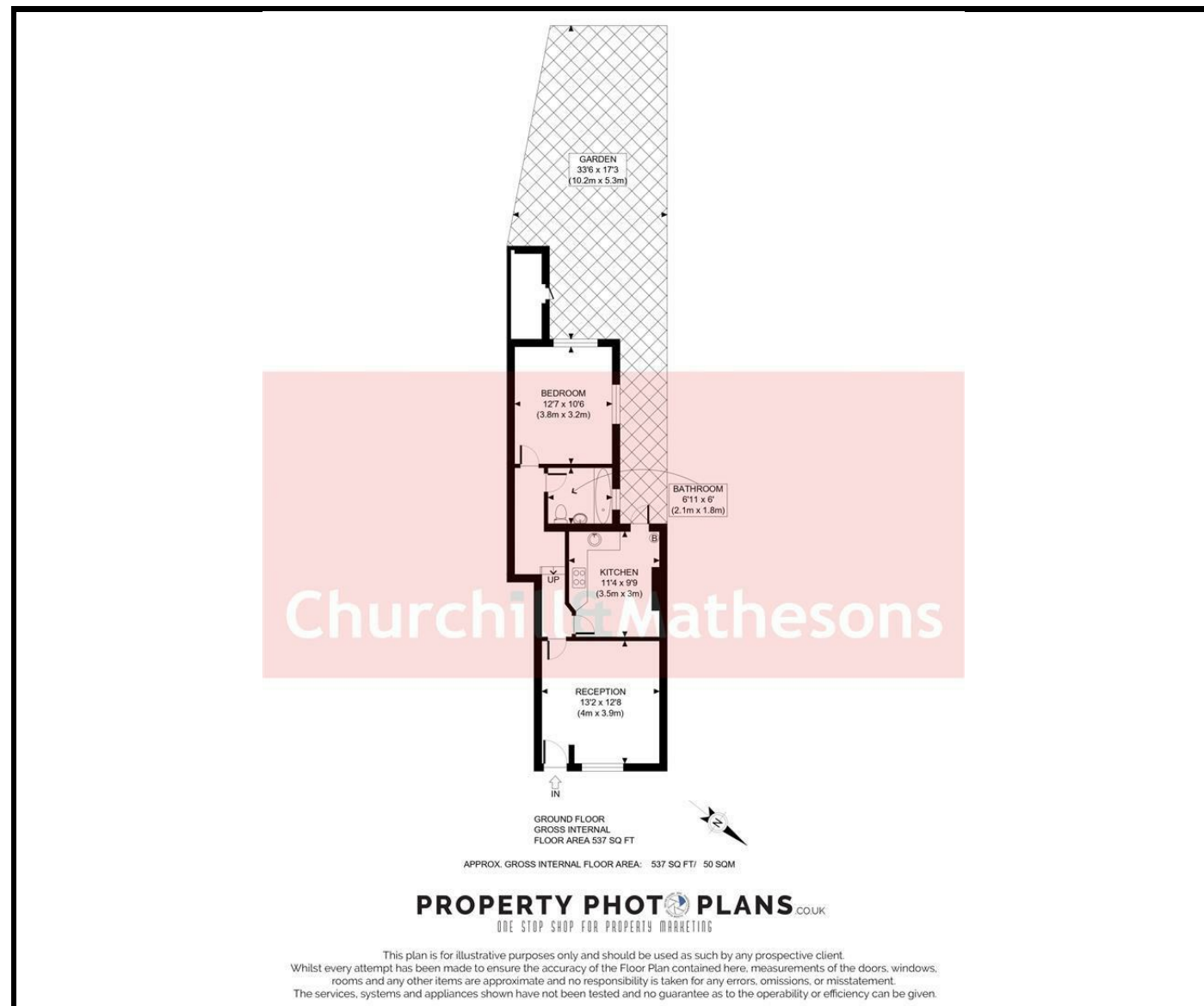
- SHARE OF FREEHOLD-LEASEHOLD
- 1 BEDROOM
- 1 BATHROOM
- 1 RECEPTION
- SOUTH FACING GARDEN
- CLOSE TO HARLESDEN STATION

**SHARE OF FREEHOLD GFF**

Found close to Harlesden Station on the charming Minet Avenue NW10. This delightful 537sqft ground floor flat with original wooden floors features a reception room that serves as an inviting space for relaxation and entertainment. It also has 1 spacious bedroom and 1 bathroom. The well-appointed kitchen leads out onto a SOUTH facing garden, perfect for family events or just relaxing on the weekend.

This property is perfect for individuals or couples seeking a stylish urban retreat in one of the world's most vibrant cities. With its prime location, residents will enjoy easy access to local amenities, transport links, and the rich cultural offerings that London has to offer.

Whether you are looking to invest or find a new home, this flat on Minet Avenue presents an excellent opportunity to experience city living at its finest.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	<b>77</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.