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Churchill & Mathesons

Longstone Avenue, London, NW10 3TS

Asking Price £385,000 Leasehold



KEY FEATURES:

- TWO BEDROOM
- PURPOSE BUILT
- SECOND FLOOR FLAT
- CLOSE TO ROUNDWOOD PARK
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- POPULAR ROAD
- COMMUNAL GARDENS
- RESIDENTS ONLY PARKING
- LONG LEASE

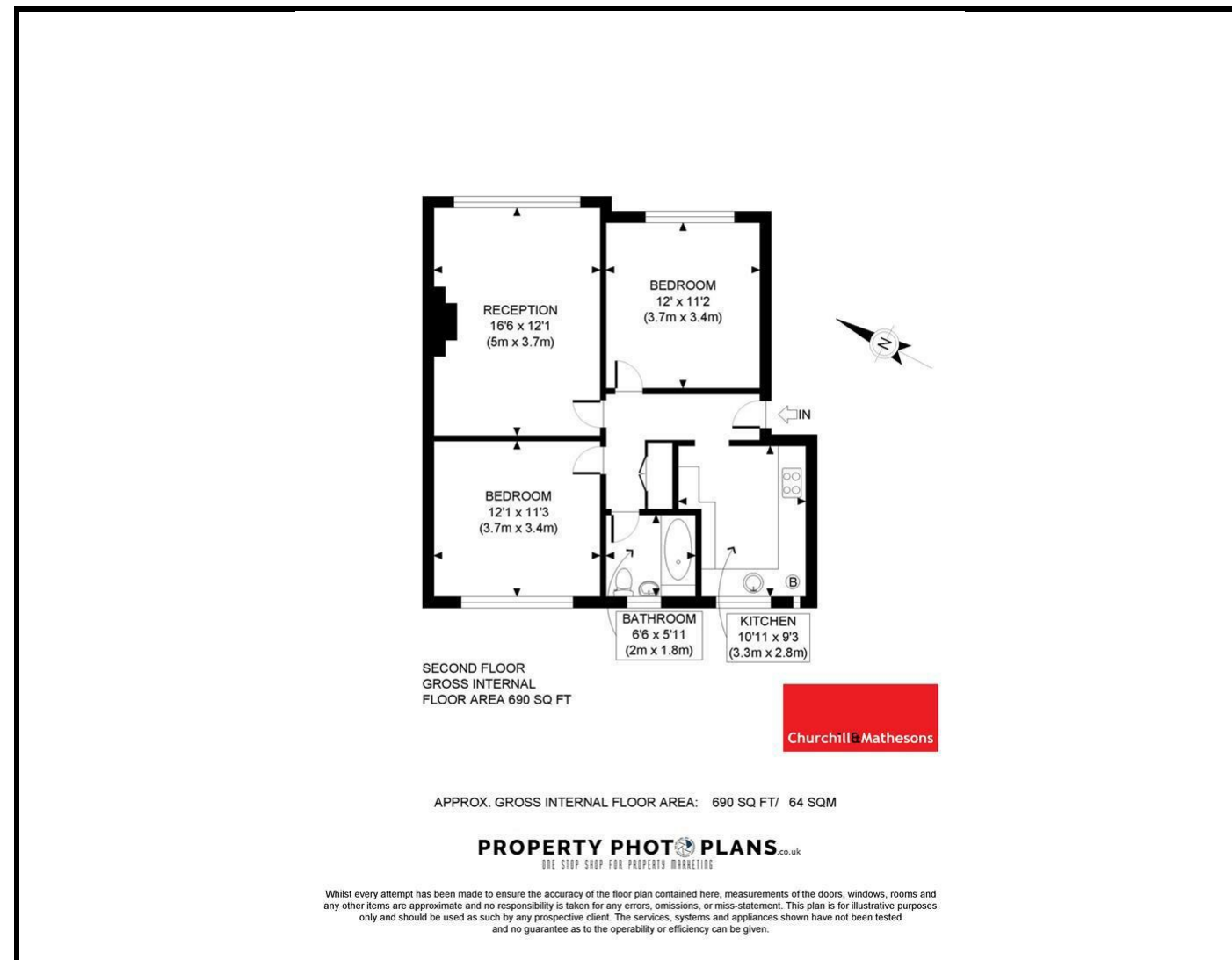
CHURCHILLMATHESONS are pleased to offer FOR SALE this TWO BEDROOM PURPOSE-BUILT SECOND FLOOR FLAT situated in a POPULAR ROAD CLOSE TO ROUNDWOOD PARK.

This SPACIOUS flat has a good size living room, TWO DOUBLE BEDROOMS, FITTED KITCHEN, MODERN BATHROOM and Communal Gardens.

Further benefits are the property has been REFURBISHED throughout including NEW BOILER, gas central heating, double glazing and being sold with 125 years lease.

Longstone Avenue is located close to local amenities of Harlesden Town Centre and local transport links including a 20 minute walk to Harlesden Station (Bakerloo Line & London Overground Line - Zone 3) & Willesden Junction Station (Bakerloo Line & London Overground Line - Zone 2 & 3)

The total floor area is approximately 690 SQ/FT (64 SQ/M)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	66
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.