



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

**Churchill & Mathesons**

Harley Road, London, NW10 8AX

Asking Price £399,950 Leasehold - Share of Freehold



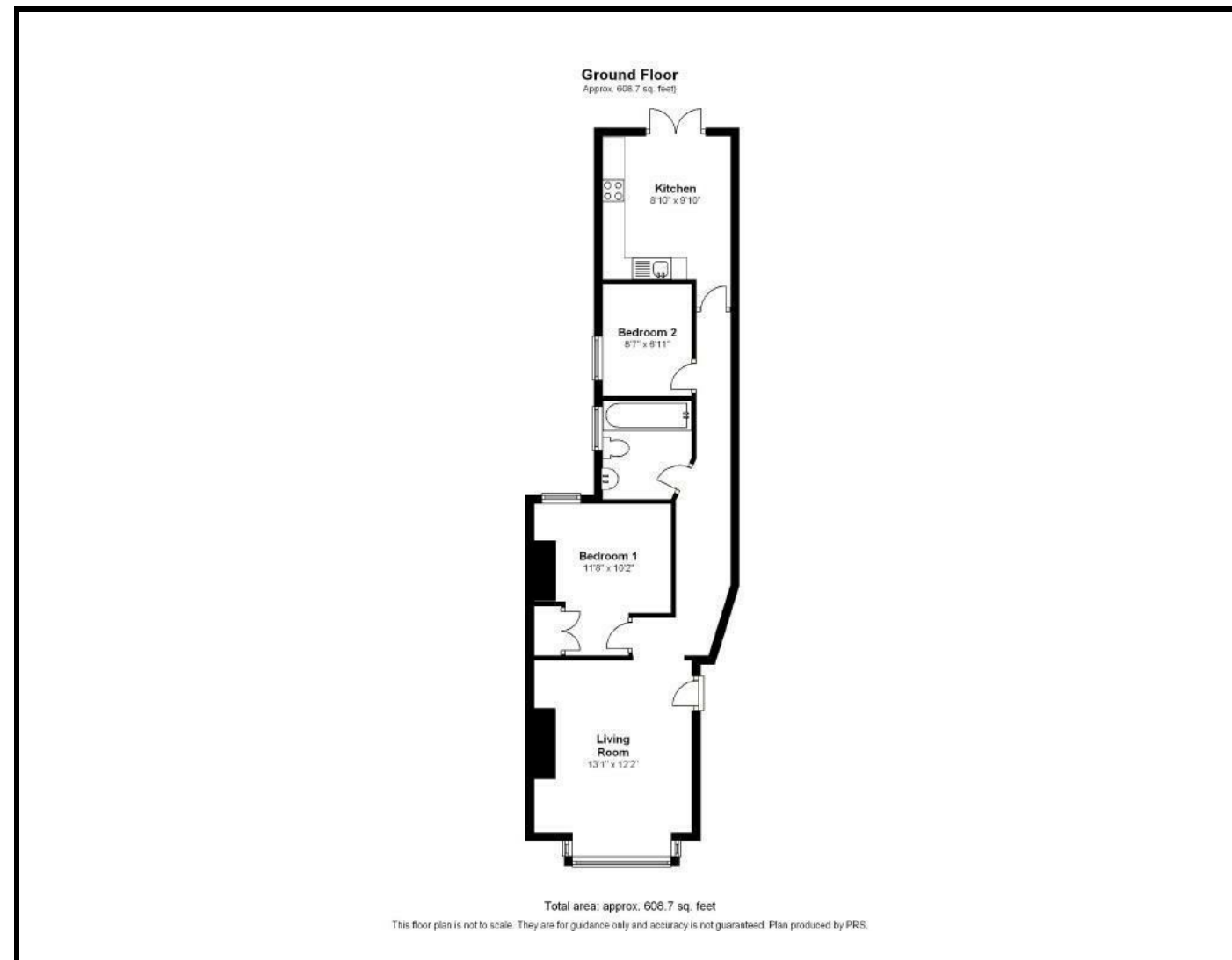
**KEY FEATURES:**

- GROUND FLOOR FLAT
- TWO DOUBLE BEDROOMS
- SHARE OF FREEHOLD
- FITTED KITCHEN
- PRIVATE REAR GARDEN
- CLOSE TO LOCAL AMENITIES
- NO UPPER CHAIN

CHURCHILL & MATHESONS are favoured to offer this MODERN VICTORIAN GROUND FLOOR TWO BEDROOM GARDEN FLAT.

The property comprises of Entrance Hall, Lounge, Kitchen/Diner, Two Double Bedrooms, Bathroom and Rear Garden.

Further benefits are the property is located on a quiet residential road close to shops, schools & local amenities of Harlesden. Local transport links including buses to Acton, Willesden Green, Brent Cross and Wembley. Harlesden Station (London Overground & Bakerloo Line - Zone 3) and Willesden Junction Station (London Overground & Bakerloo Line - Zone 2 & 3) are both just a short walk away. FLOOR PLAN APPROXIMATELY 608.7 SQ FT.



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>		
(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.