166 Manor Park Road
Harlesden
London
NW10 4JT
T: 020 8965 2250
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Churchill&Mathesons

## Crouch Road, London, NW10 8HR

**Asking Price £335,000 Leasehold**

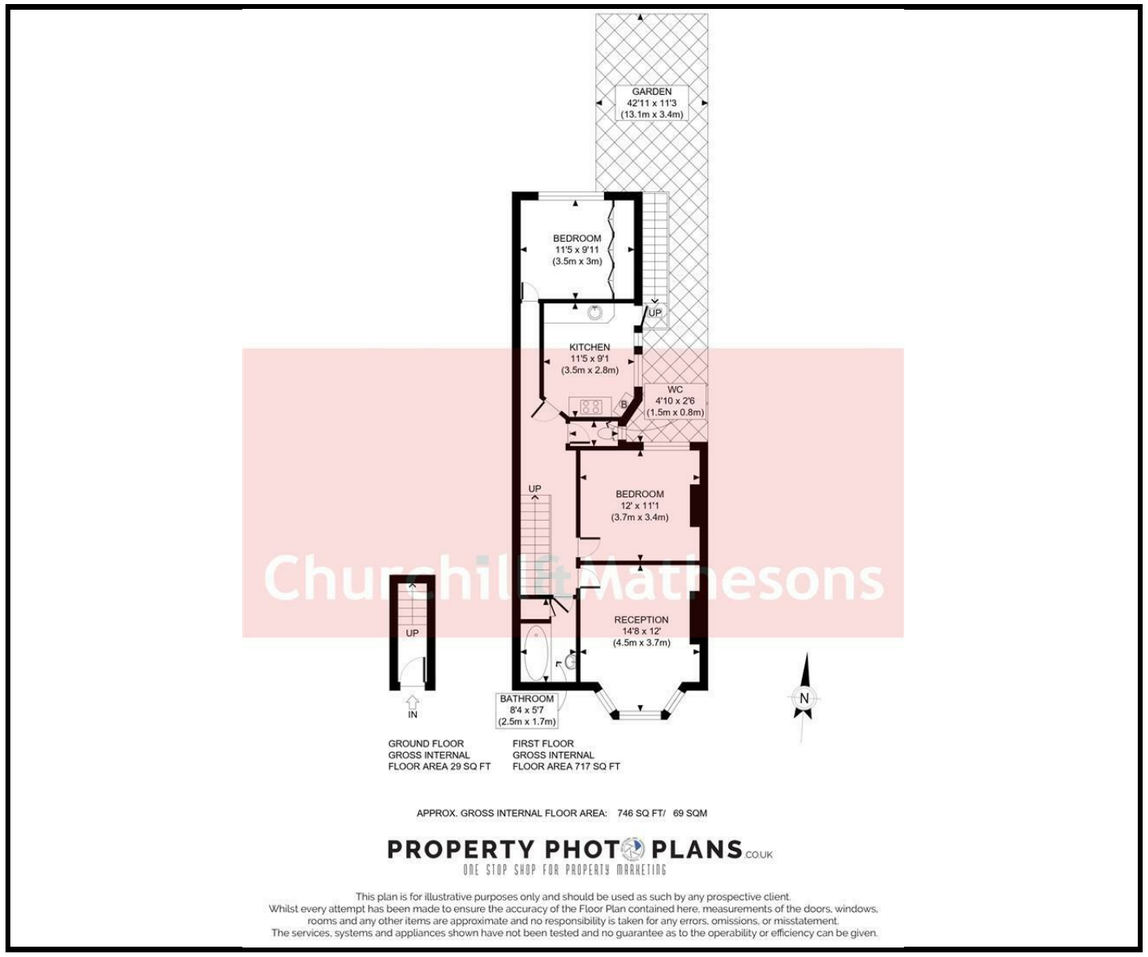
### KEY FEATURES:

- LEASEHOLD
- CASH BUYERS
- 2 BEDROOMS
- 1 BATHROOM
- 1 RECEPTION
- PRIVATE GARDEN

Found on Crouch Road, NW10, this first floor maisonette spanning an impressive 746 sqft features a well-appointed reception room that serves as an inviting space for relaxation and entertaining. It also has 2 bedrooms, a good size family bathroom, separate toilet and access to a private garden.

Located in a vibrant area of London, residents will enjoy easy access to Brentfield Primary School, local amenities, a park, and excellent transport links, making it a prime choice for those looking to immerse themselves in the city's dynamic lifestyle.

This maisonette presents a wonderful opportunity for anyone seeking a stylish and practical living space in one of London’s sought-after locations. Whether you are a first-time buyer or looking to invest, this property is sure to impress.




Churchill&Mathesons

## Energy Efficiency Rating

| | Current | Potential |
|---|---|---|
| *Very energy efficient - lower running costs* | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (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 ($CO_2$) Rating

| | Current | Potential |
|---|---|---|
| *Very environmentally friendly - lower CO2 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 CO2 emissions* | | |
| **England & Wales** | EU Directive 2002/91/EC | |

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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.