



Tubbs Road, London, NW10 4RE

Asking Price £500,000 Leasehold



**KEY FEATURES:**

- LEASEHOLD
- 790 SQFT
- 1ST FLOOR
- 3 BEDROOMS
- 1 RECEPTION
- 1 BATHROOM
- CLOSE TO WILLESDEN JUNCTION

**3 BEDROOM MASSIIONETTE FOR SALE**

Found on Tubbs Road with easy access to Willesden Junction, NW10 this impressive 771sqft, split level 1st floor maisonette has a separate reception room adorned with high ceilings and a lovely bay window, allowing natural light to flood the space and create a warm, inviting atmosphere. It also has a well-appointed separate kitchen with loads of storage, 2 double and 1 single bedroom/study as well as a fully tiled family bathroom.

Overall, this is a well-proportioned, flat ideal for 1st time buyers or investors looking for a prime location, close to transport, shops and 0.6 miles to Roundwood Park and King Edward VII Park.



**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>	<b>67</b>	<b>77</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** 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>		
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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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.