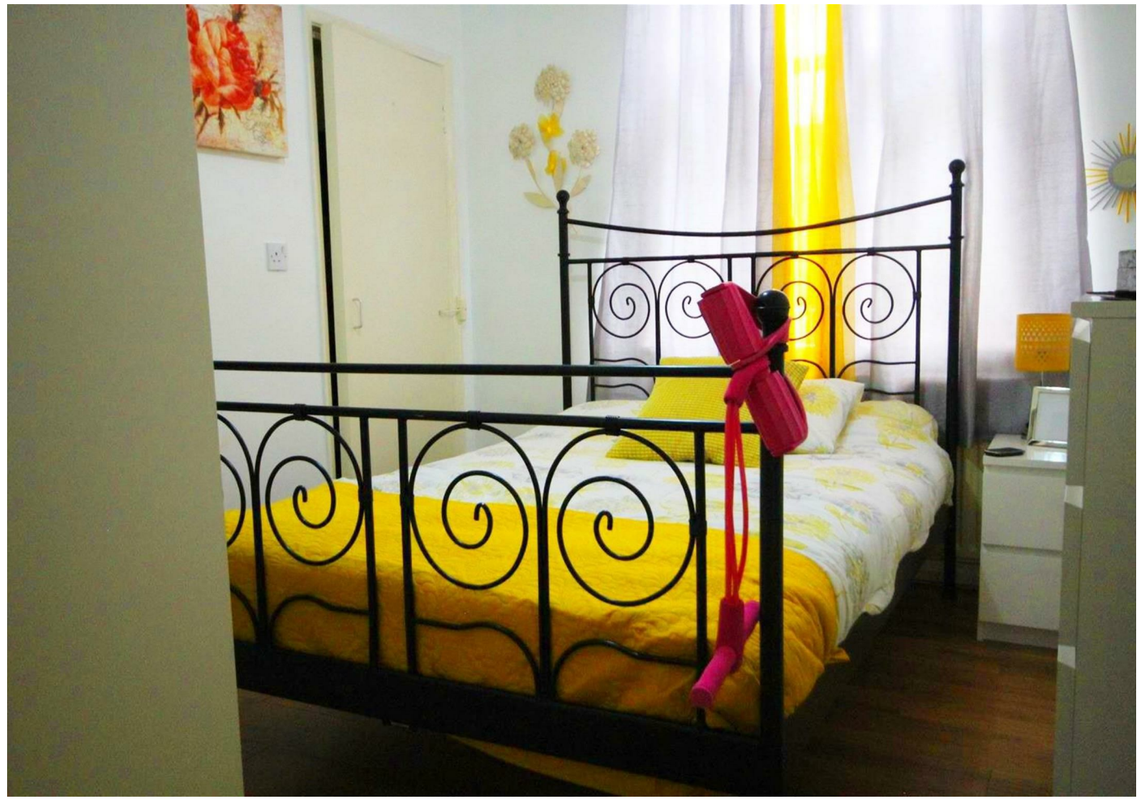

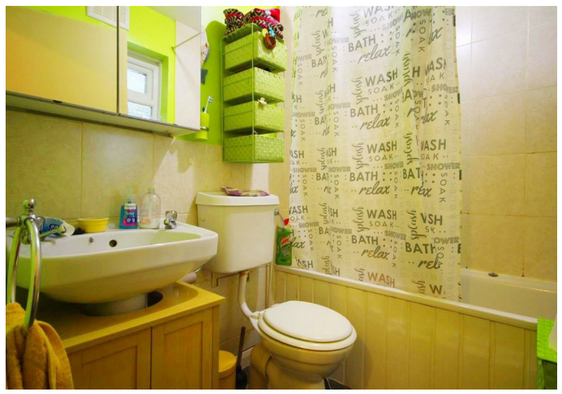

Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

**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.

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mathesons
INDEPENDENT ESTATE AGENTS

# Nicoll Road, London, NW10 9AB

## Asking Price £345,000 Leasehold

### KEY FEATURES:

- GROUND FLOOR FLAT
- ONE DOUBLE BEDROOM
- PRIVATE REAR GARDEN
- SPACIOUS RECEPTION ROOM
- SEPERATE KITCHEN
- SUN ROOM
- NO CHAIN

CHURCHILLMATHESONS are favoured to offer for sale this ONE BEDROOM GROUND FLOOR FLAT.
The property comprises of Reception Room, Kitchen/Diner, Sun Room leading to a SPACIOUS PRIVATE REAR GARDEN, ONE DOUBLE BEDROOM and bathroom.

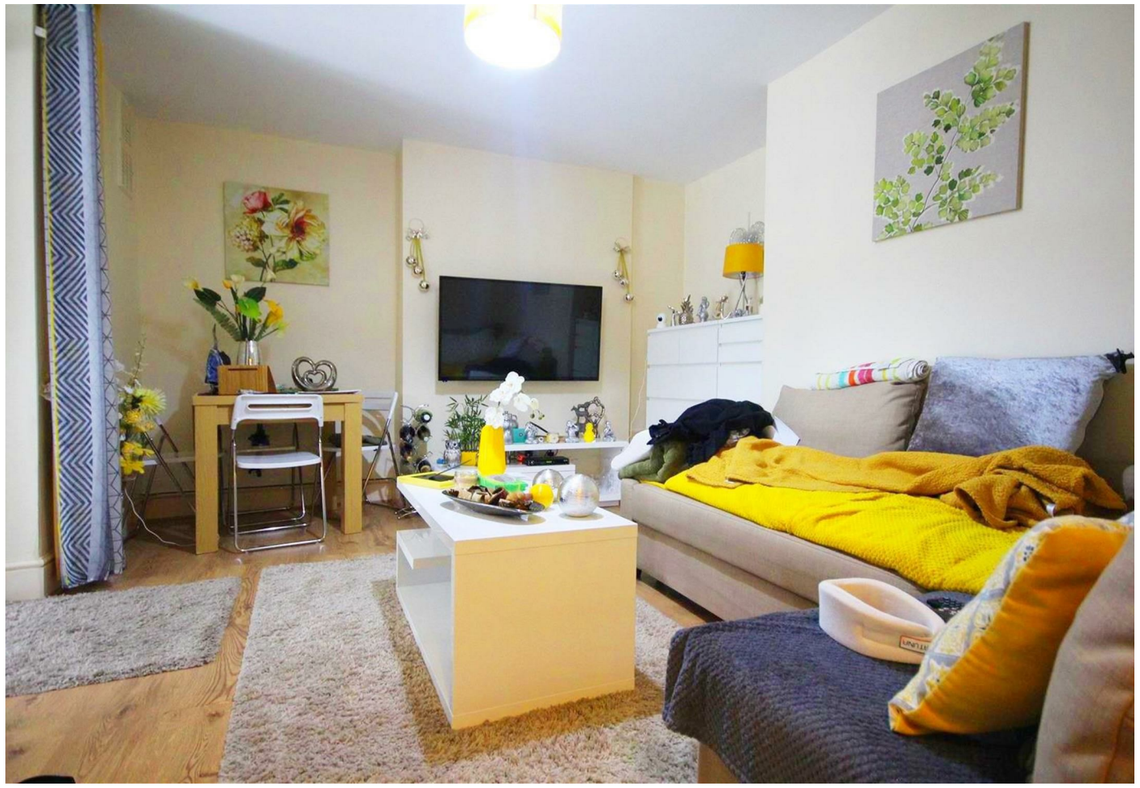
Nicoll Road is close to local amenities of Harlesden High Street. Local transport links including bus links and Harlesden Station (London Overground and Bakerloo Line) are a short walk away.

The total floor area is approximately 565 SQ / FT (52 SQ/M)

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 565 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 565 SQ FT / 52 SQM

Ref: Copyright **photoplan**

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

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