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

# Bolton Road, London, NW10 4BG

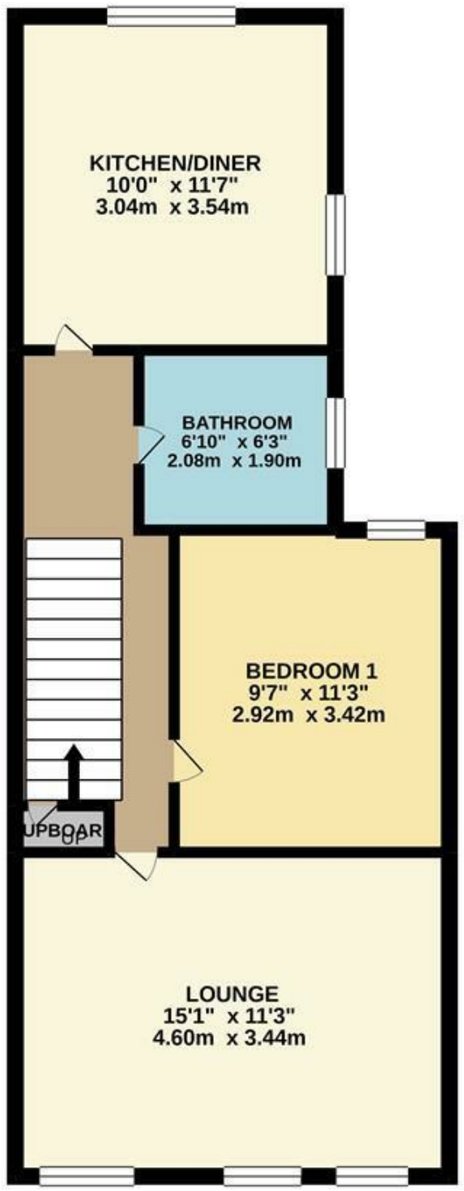
## Asking Price £299,950 Leasehold

### KEY FEATURES:

- SPACIOUS ONE BEDROOM APARTMENT
- NO CHAIN
- LONG LEASE
- LOFT FOR CONVERSION (STPP)
- OFFERS INVITED
- CLOSE TO TRANSPORT LINKS

A BRIGHT AND SPACIOUS ONE BEDROOM period conversion on this hugely sought after road which is only moments from superb transport links and the Vibrant Harlesden High road.
The property is ideal for Investors or First time buyer and should be viewed at the earliest opportunity.
With a host of benefits this fabulous home offers huge potential WITH LOFT SPACE, LARGE FULLY FITTED EAT IN KITCHEN, LOVELY DUEL ASPECT LIVING ROOM, DOUBLE BEDROOM, bathroom, NEW LEASE and sold with vacant possession.
The total floor area is approximately 539 SQ.FT (50.1 SQ.M)

GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.




TOTAL FLOOR AREA : 539 sq.ft. (50.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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