



Church Road, London, NW10 9QD

Asking Price £325,000 Leasehold



**KEY FEATURES:**

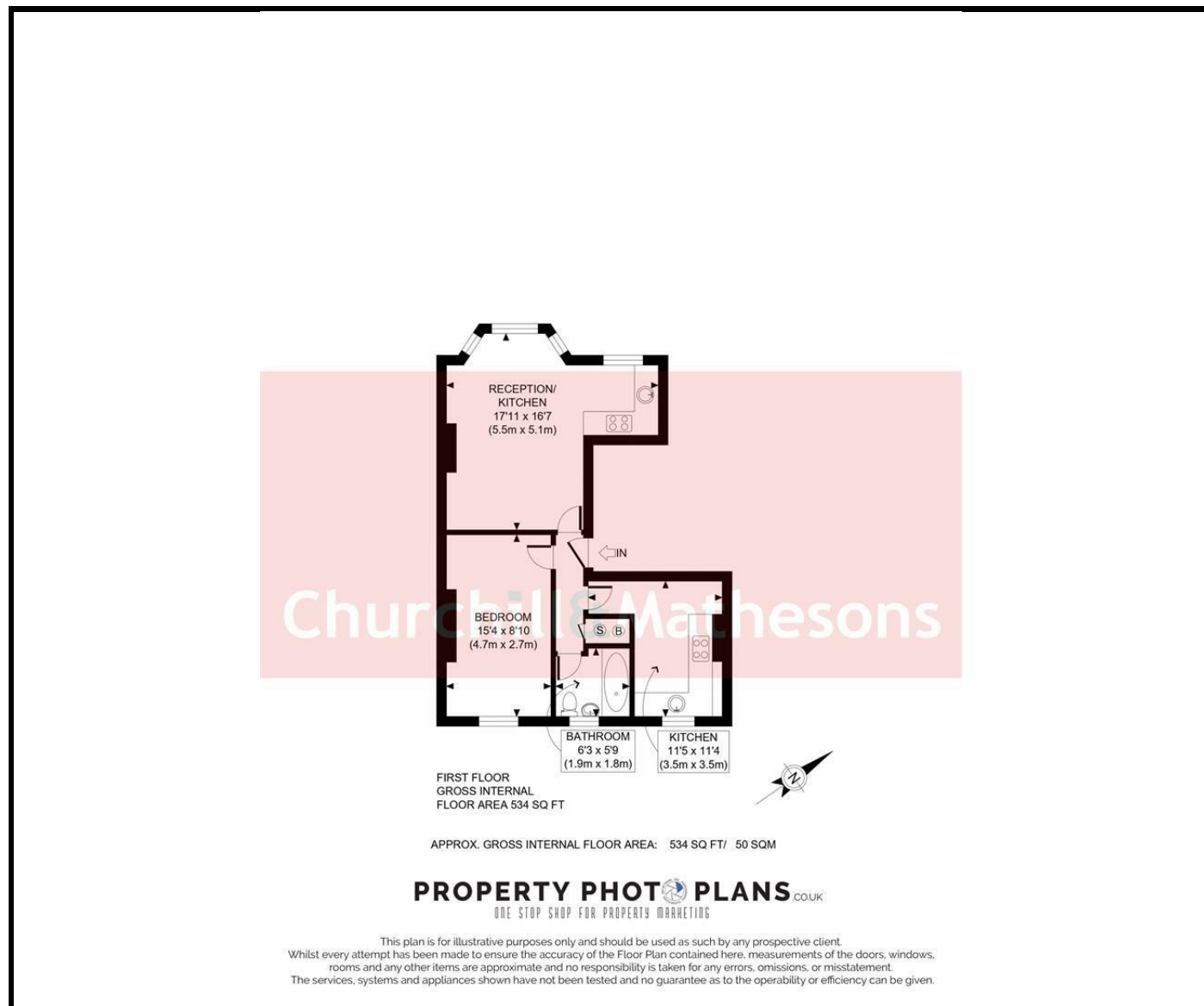
- VACANT NO CHAIN
- FULLY RENOVATED HIGH SPEC
- 1 BEDROOM
- 1 BATHROOM
- 1 RECEPTION
- GOOD TRANSPORT LINKS
- CLOSE TO SHOPS ETC
- LONG LEASE

**A REAR FIND JUST MOVE IN**

Found on Church Road, NW10 this MODERN beautifully renovated WEST FACING 1st floor period flat spans 542sqft. The property features solid floors, moulded cornices and natural colours. The well-appointed reception room with a bay window is comfortable and inviting. The separate kitchen with granite tops, loads of cupboards and extractor fan leads into the reception room making entertaining a breeze. The bedroom is a good size and the fully tiled bathroom has a bath with overhanging shower.

This property is the perfect starter home for 1st time buyers looking to just move in with no fuss.

Call us today to book a viewing, this one will go fast!



**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>	72	80
(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.