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Churchill & Mathesons

Bolton Road, Harlesden, London NW10 4BG

Asking Price £325,000 Leasehold - Share of Freehold



KEY FEATURES:

- ONE DOUBLE BEDROOM VICTORIAN FLAT
- GROUND FLOOR
- GOOD ORDER THROUGHOUT
- CLOSE TO LOCAL AMENITIES
- NO UPPER CHAIN
- PRIVATE REAR GARDEN
- SHARE OF FREEHOLD

CHURCHILLMATHESONS are offering this SPACIOUS Victorian GROUND FLOOR end of terraced one bedroom conversion flat, located on this quiet residential road. Benefits include a double bedroom, bright reception room, REFITTED KITCHEN & BATHROOM, COURTYARD REAR GARDEN, SHARE OF THE FREEHOLD.

Ideal for the First Time Buyer or for investment a viewing is a MUST.

Close to shops & amenities such as Tesco, Argos and Superdrug with bus links on Craven Park Road. Willesden Junction Station (Zone 2 Bakerloo Line, London Overground) is a short walk away and offers links into Central London.

The property comprises of; Entrance Hall, Bay Fronted Bedroom, Lounge, Kitchen/Diner, Family Bathroom, Rear Garden.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	59	
(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 CO ₂ 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 CO ₂ emissions		
England & Wales	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.