



166 Manor Park Road
Harlesden
London
NW10 4JT
T: 020 8965 2250
E: sales@churchillmathesons.com
www.churchillmathesons.com

Churchill & Mathesons

Hillside, London, NW10 8LJ

Asking Price £379,950 Leasehold



KEY FEATURES:

- 3 BEDROOM PURPOSE BUILT MAISONETTE
- Separate reception
- Three good size bedrooms
- Fitted kitchen diner
- Tiled bathroom
- Separate WC
- Shared rear garden
- LEASEHOLD

A spacious first floor three bedroom Victorian Purpose Built maisonette. Benefits include separate reception, three good size bedrooms, fitted kitchen diner with door to shared rear garden, tiled bathroom with separate wc. Located close to local schools, shopping facilities, amenities, transport links at Harlesden station (Bakerloo Line, London Overground) while motorists can gain easy access into London via the A406/A40.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		76	80
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			
		78	83
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.