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**Churchill & Mathesons**

Sellons Avenue, London, NW10 4HJ

Asking Price £550,000 Share of Freehold



#### KEY FEATURES:

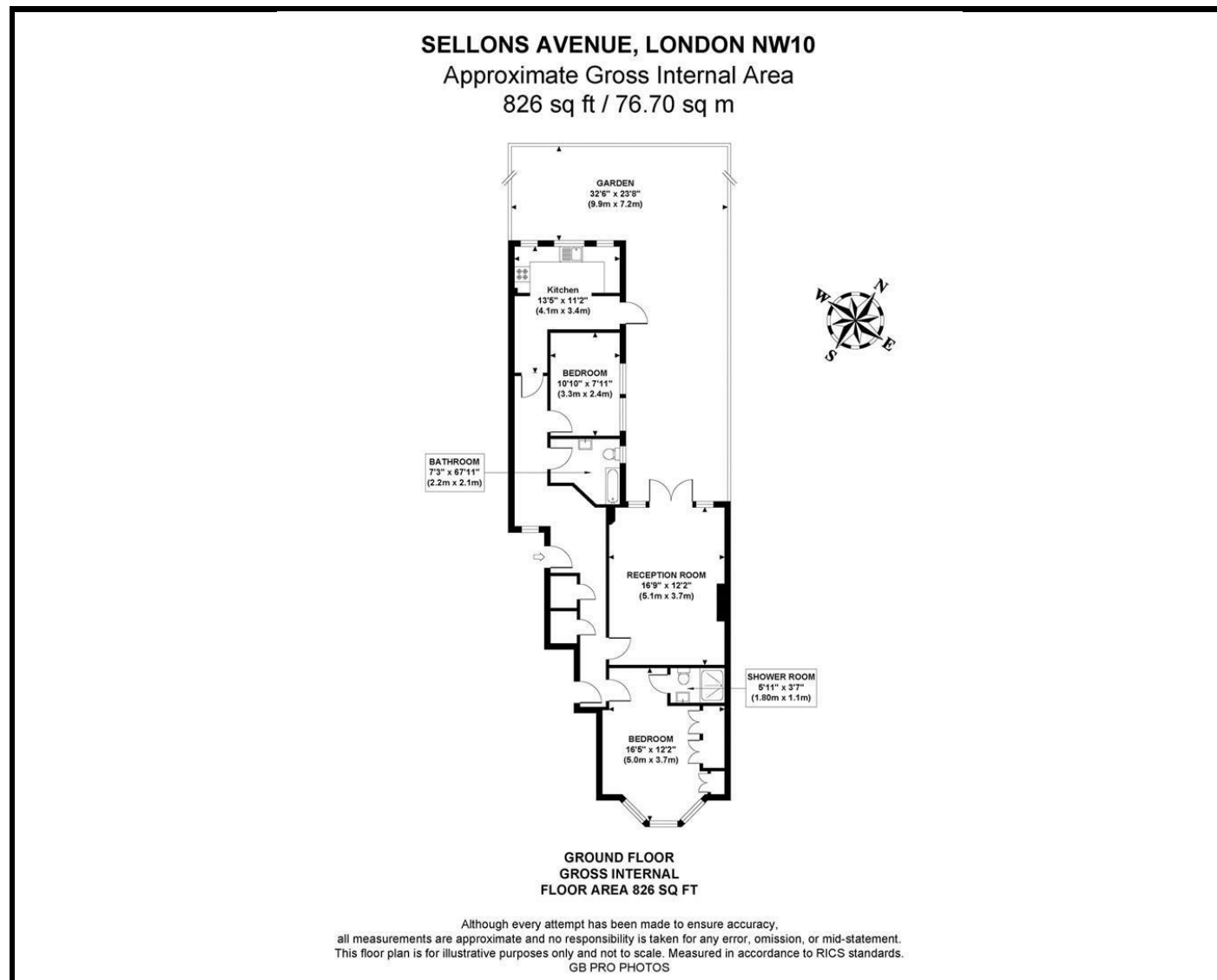
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS ( ONE EN-SUITE)
- SHARE OF FREEHOLD
- STUNNING 30FT WEST FACING GARDEN
- MAISONETTE
- GROUND FLOOR
- POSSIBILITY TO EXTEND (STPP)
- TREE LINE ROAD
- POPULAR LOCATION
- CLOSE TO TOWN CENTRE

\*\*\* A CASHBACK OF £250 IS AVAILABLE ON COMPLETION IF PURCHASED THROUGH US AT CHURCHILL & MATHESONS, call to view\*\*\*

CHURCHILL & MATHESONS are delighted to offer this TWO BEDROOM GROUND FLOOR GARDEN MAISONETTE located in this beautiful TREE LINED ROAD. The property comprises of a SPACIOUS lounge/diner, SEPARATE kitchen fully fitted with MODERN APPLIANCES with direct access to the LARGE WEST FACING PRIVATE REAR GARDEN through the lounge and kitchen, TWO DOUBLE BEDROOMS (one with built-in wardrobes) and two bathrooms (one en-suite).

Further benefits are this property has its own entrance, wood flooring / carpet and double-glazed windows throughout and high ceilings. The property is also offered with the SHARE OF FREEHOLD. There is the possibility to extend to the side and the back of the property (STPP). The total floor area is approximately 826 SQ/FT (76.70 SQ/M)

Sellons Avenue is located close to the local shops, cafes and schools. Local bus links and Willesden Junction Station (Bakerloo Line & London Overground - Zone 3 & 4) are also close by.



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 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.