

# Rolfe East



Church Road, London, NW10 9BA

£295,000

- One double bedroom
- Open plan kitchen/living space
- Close to public transport and amenities
- One bathroom
- Communal Garden and secure parking
- No chain

A beautiful one bedroom flat on the third floor of a sought after development.

The property is located close to local amenities in Harlesden and Willesden, such as supermarkets, shops, bars and restaurants. It is just a 10 minute walk away from Harlesden, Willesden and Neasden stations and also Willesden bus garage. This offers various options to commuters such as the Jubilee or Bakerloo lines, an over ground service and various bus routes which will get you into central London within 11 minutes. For those who like the great outdoors, Roundwood park and the Grand Union Canal are within walking distance.

11 minutes to Bond Street

10 minute walk to the tube stations and bus garage

Bus stops 30 seconds away

10 minute walk to Roundwood Park and the Grand Union Canal

The double bedroom offers generous space and includes a double fitted wardrobe and access to the terrace, which provides views of the London skyline - including The Shard and BT Tower.

The beautifully tiled bathroom offers a bath/shower, toilet, good sized sink and storage space for toiletries. The open plan living space has large windows with views of the London skyline and a modern stylish kitchen. The kitchen benefits from ample storage and cupboard space, fridge/freezer, washing machine and dishwasher.

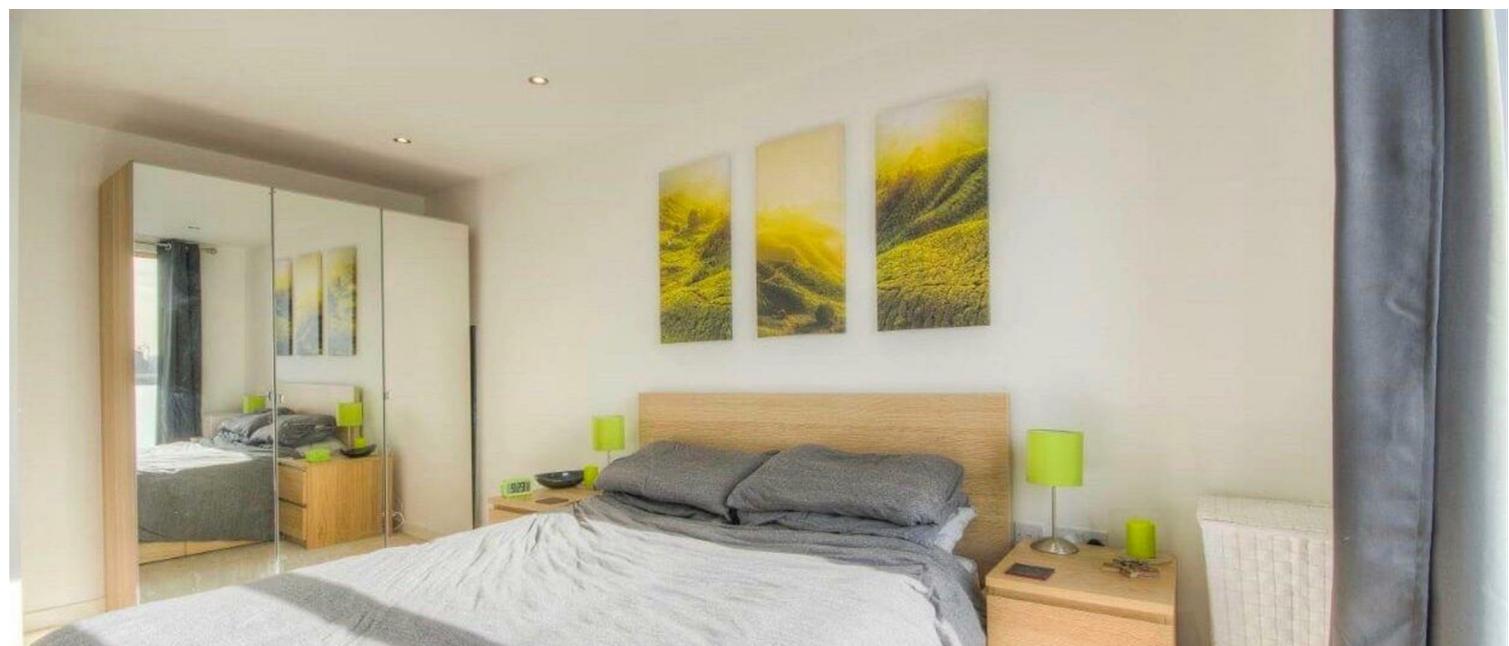
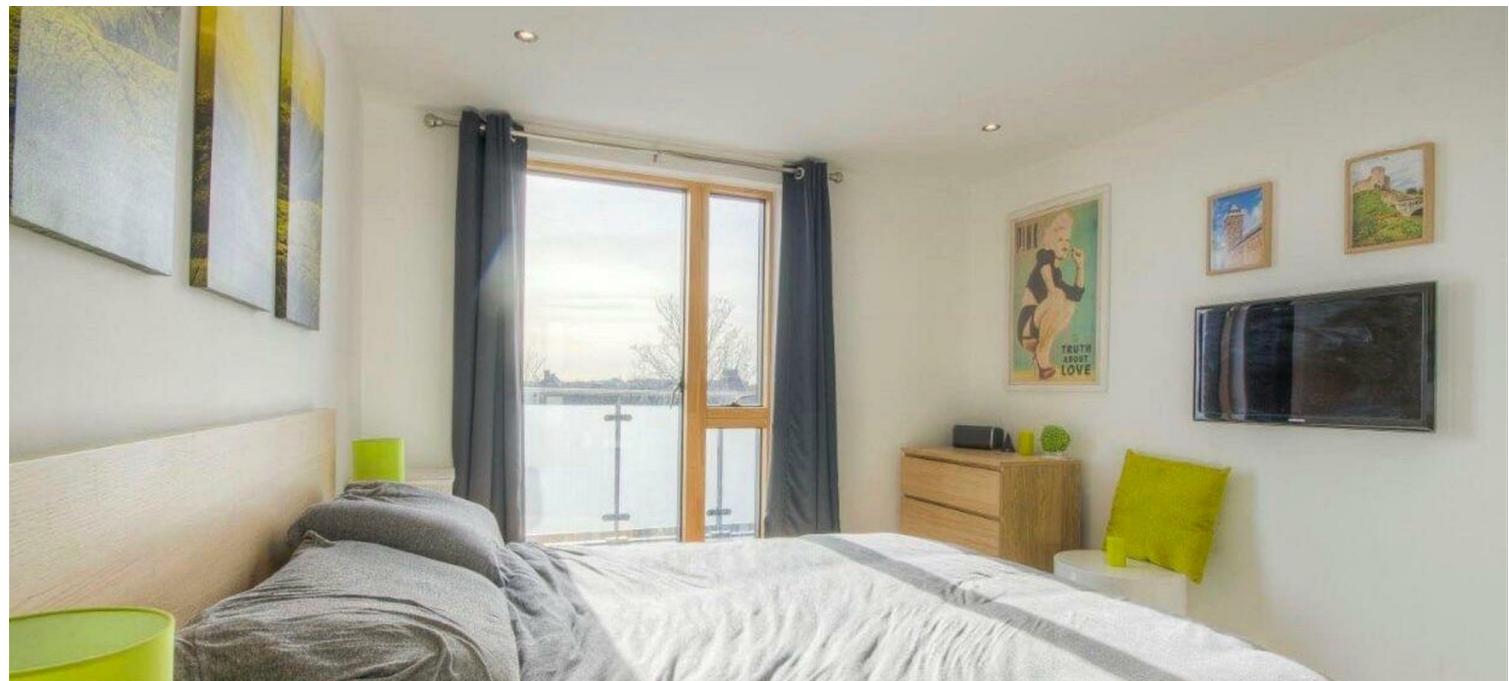
The property also boasts two large storage cupboards, access to a communal garden and modern touches like double glazing and underfloor heating throughout.

The property offers both ground level or underground parking, which are both securely gated and only accessible to residence. There is also free on street parking outside of the development on the surrounding streets. Within the development there is also several bike store rooms. Chain free!

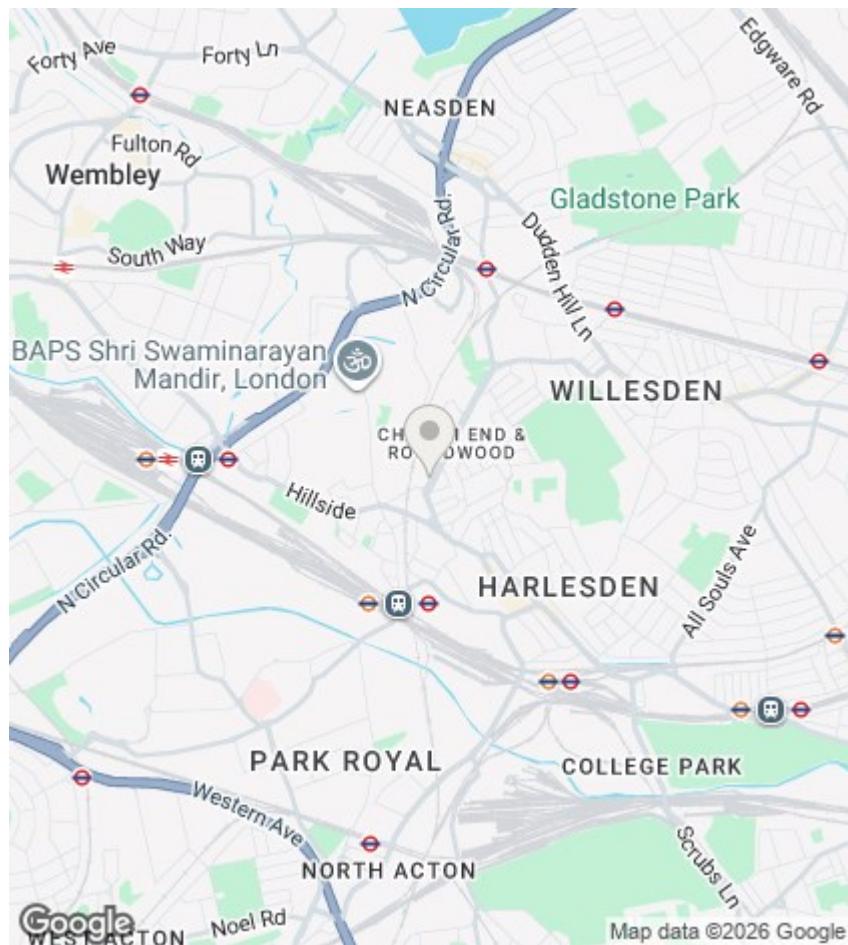


Council Tax Band: B





## Directions



## Viewings

Viewings by arrangement only.  
Call 020 8993 7755 to make an appointment.

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	