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Churchill&Mathesons

Longstone Avenue, London, NW10 3UA

Asking Price £700,000 Leasehold - Share of Freehold



KEY FEATURES:

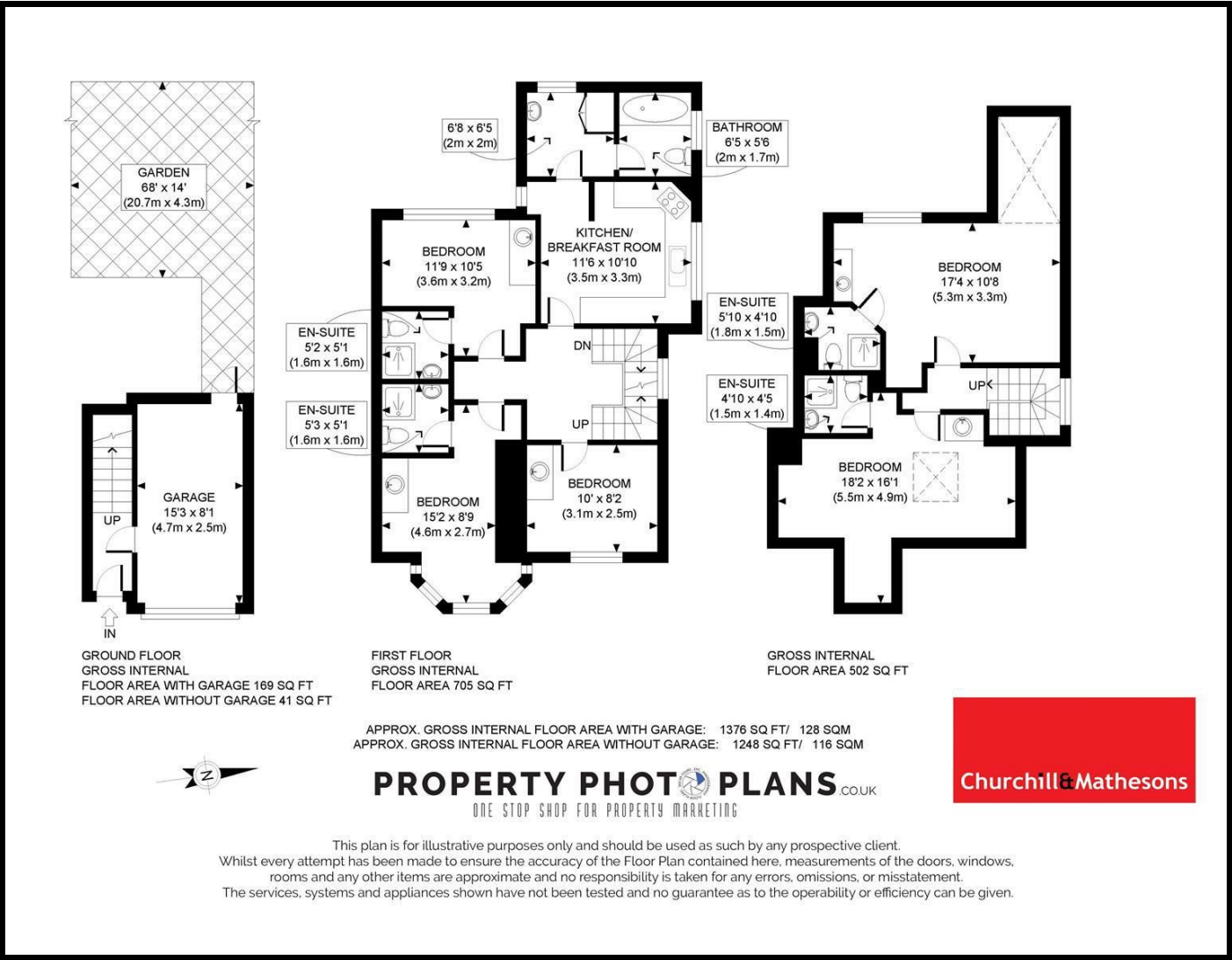
- SEMI DETACHED
- FIVE BEDROOMS
- NO UPPER CHAIN
- FOUR EN-SUITE
- HMO LICENSE
- OVER LOOKING ROUNDWOOD PARK
- GARAGE
- POTENTIAL TO EXTEND (STPP)
- DRIVEWAY
- WEST-FACING REAR GARDEN

This SPACIOUS FIVE BEDROOM SPLIT LEVEL APPARTMENT OVERLOOKING ROUNDWOOD PARK. The property has an HMO LICENSE as it is currently being rented out.

The property comprises of: Entrance Hall, Two Bedrooms with En-suites, Bedroom, Kitchen/Breakfast room, Utility Area, Bathroom. First Floor Landing Two Bedrooms with En-suites. Outside Front Garden with DRIVEWAY and GARAGE and WEST FACING REAR GARDEN. Approx gross internal floor area with garage 1376 SQ /FT (128 SQ/M).

Further advantages are the property has the POTENTIAL TO CONVERT THE GARAGE OR EXTEND OVER or a WRAP AROUND EXTENSION (STPP) and the property is being offered with NO UPPER CHAIN.

Longstone Avenue is a popular street benefitting from its closeness to schools, nearby local amenities, and situated next to Roundwood Park. Transport links include Harlesden (Bakerloo), Willesden Junction (Bakerloo & Overground), and multiple bus routes. Local Authority London Borough of Brent. Council Tax Band A.



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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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.