



18 Old Oak Common Lane
Acton
London
W3 7EL
T: 020 8749 9798
E: sales@churchillmathesons.com
www.churchillmathesons.com

Churchill & Mathesons

Station Road, London, NW10 4UX

Asking Price £350,000 Leasehold



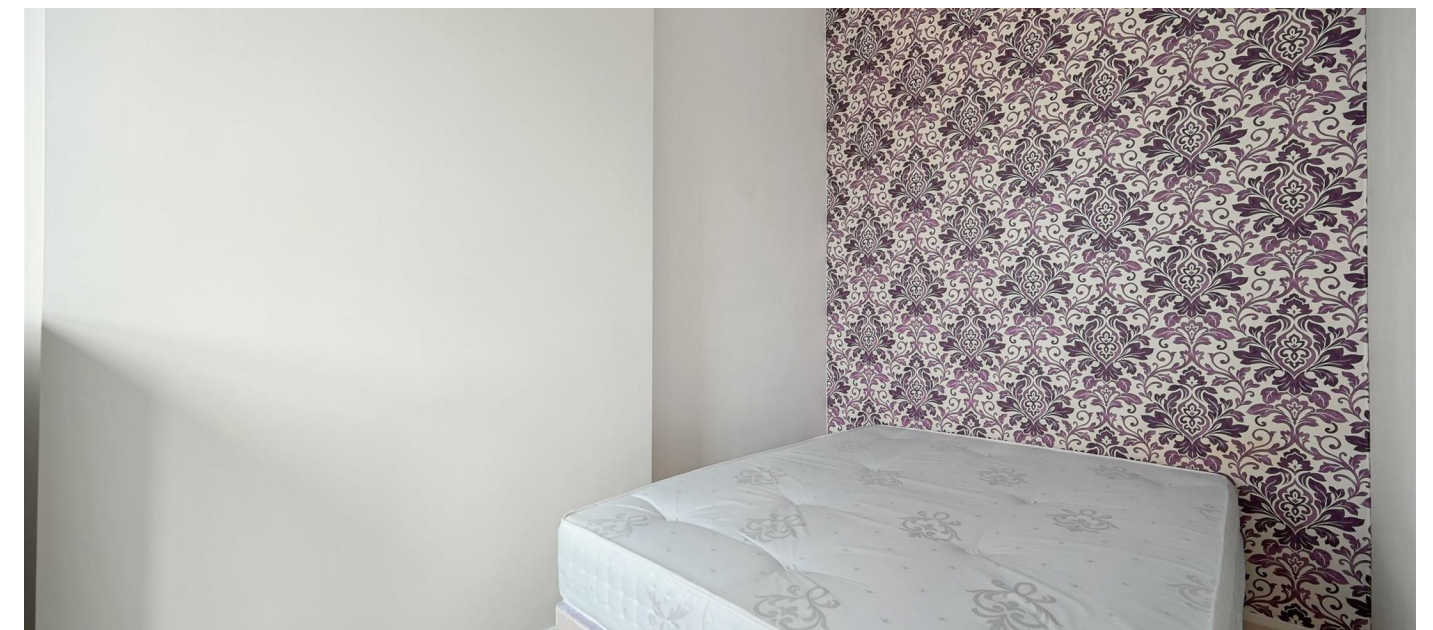
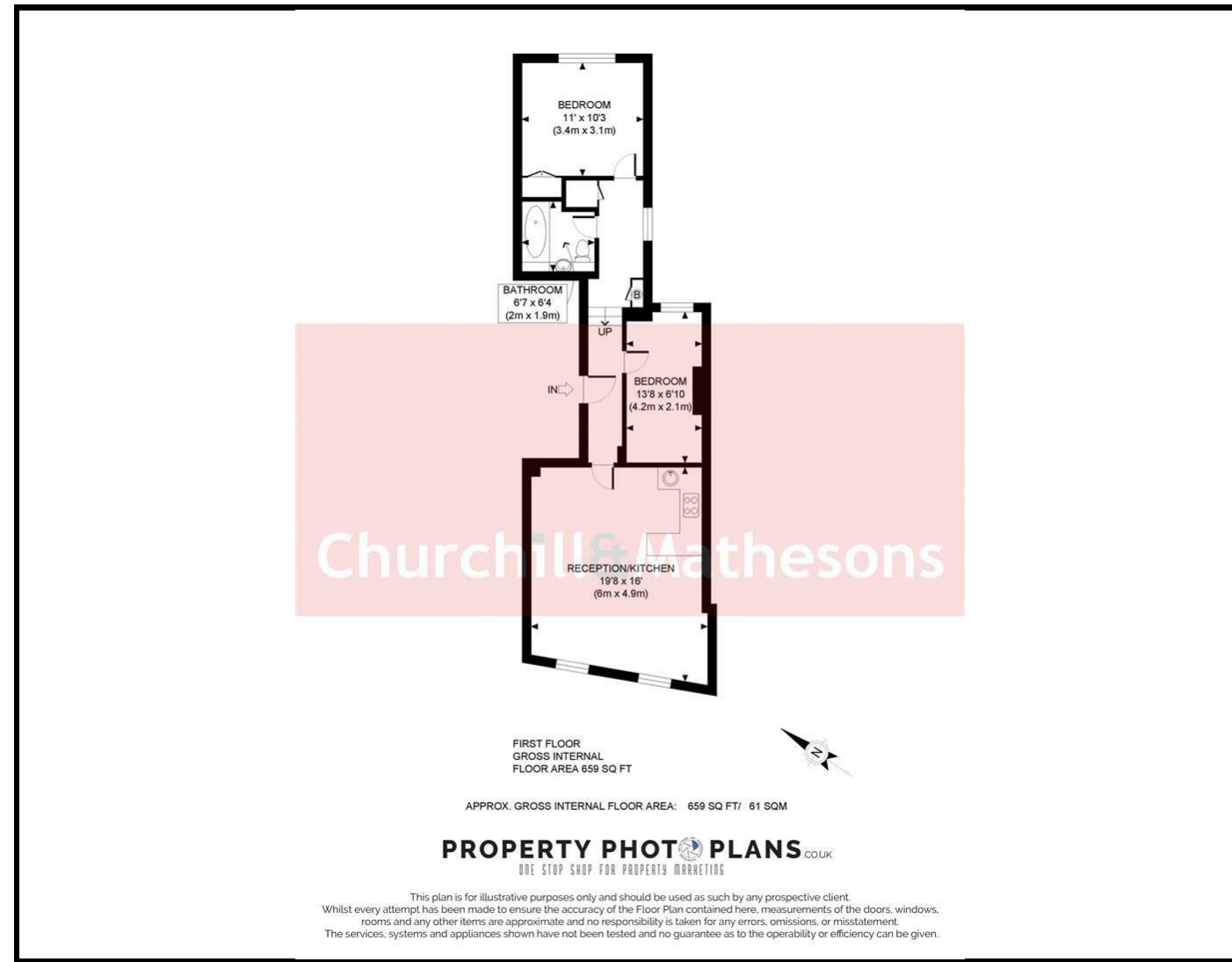
KEY FEATURES:

- TWO BEDROOM
- FRIST FLOOR FLAT
- OPEN PLAN RECEPTION / KITCHEN
- VACANT
- CLOSE TO SHOPS
- CLOSE TO WILLESDEN JUNCTION STATION

A TWO BEDROOM FIRST FLOOR FLAT.

The property comprises of an open plan reception room/kitchen, two bedrooms and family bathroom.

Station Road is located close to shops, amenities and independent cafes. Local transport links are also nearby including bus routes to Acton, Brent Cross and South Harrow. Willesden Junction Train Station (London Overground & Bakerloo Line - Zone 2&3) is a 5 minute walk away offering quick and frequent trains into Central London, Watford and East London. London Borough of Brent. Council Tax Band C.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 69 |
| (55-68) D | | |
| (39-54) E | 40 | |
| (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.