



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

**Churchill & Mathesons**

Charlton Road, London, NW10 4BB

Asking Price £400,000 Leasehold



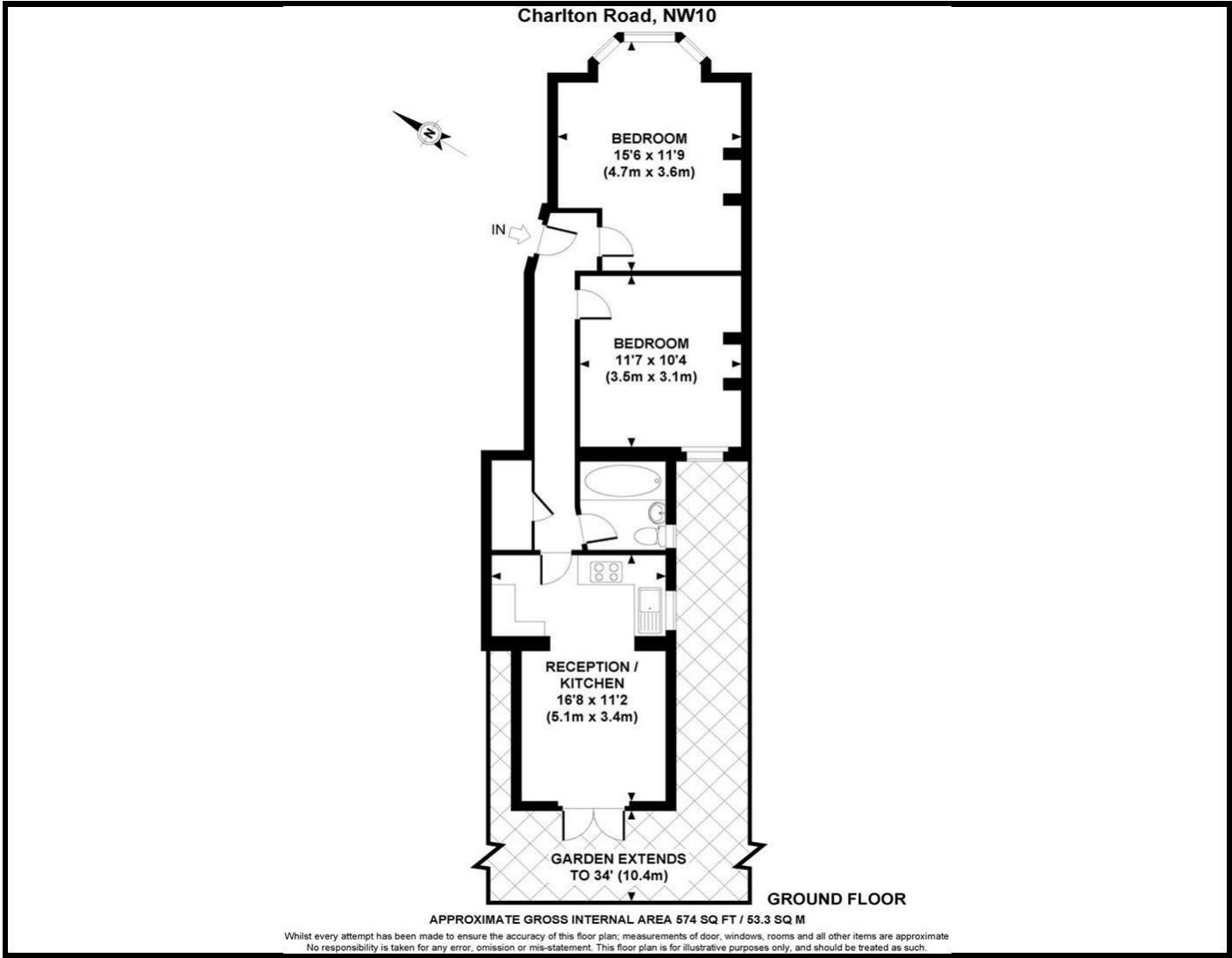
**KEY FEATURES:**

- TWO BEDROOM FLAT
- GROUND FLOOR
- PRIVATE REAR GARDEN
- OPEN PLAN LOUNGE/KITCHEN/DINE
- NO UPPER CHAIN
- VACANT

A TWO DOUBLE BEDROOM GROUND FLOOR FLAT. The property comprises of Entrance Hall, Open Plan Kitchen / Diner / Lounge, Two Bedrooms, Bathroom and a PRIVATE REAR GARDEN. The total floor area is approximately 574 SQ/FT (53.3 SQ/M).

Charlton Road is ideally located close to all the local amenities of Harlesden Town Centre and located close to local transport links on Manor Park Road. Harlesden Station (London Overground & Bakerloo Line - Zone 3) and Willesden Junction Station (London Overground & Bakerloo Line - Zone 2 & Zone 3) are just a short walk away from Harlesden Town Centre. Local Authority 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                                   |                         |                         |
| (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 | EU Directive 2002/91/EC |

### Environmental Impact (CO<sub>2</sub>) Rating

|   | Current                 | Potential               |
|---|-------------------------|-------------------------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |                         |
| England & Wales   | EU Directive 2002/91/EC | 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.