



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

Churchill&Mathesons

Armstrong Road, London, NW10 9EF

Asking Price £365,000 Leasehold



KEY FEATURES:

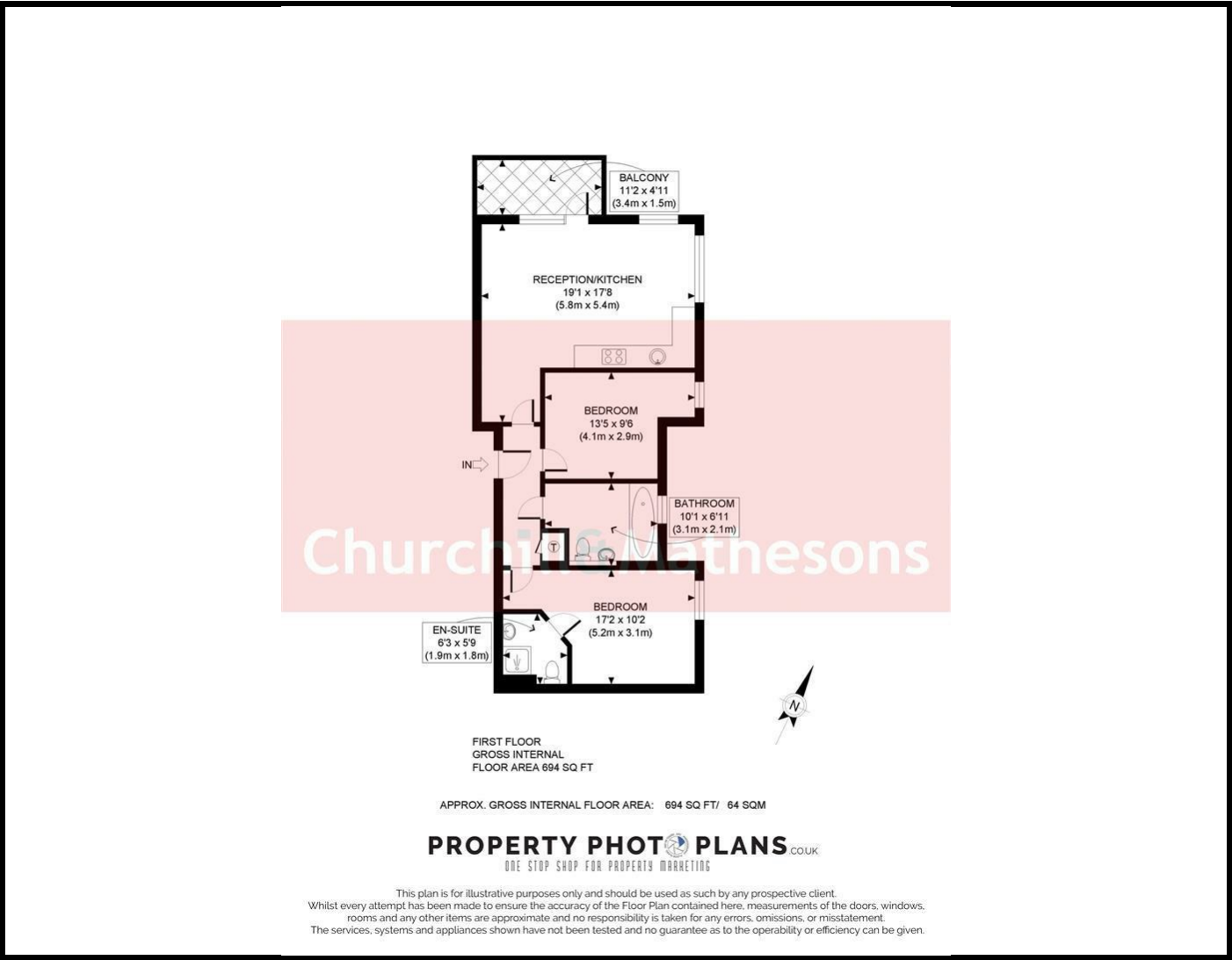
- FIRST FLOOR FLAT
- TWO BEDROOMS
- ENSUITE
- BALCONY
- CLOSE TO SHOPS
- 65% SHARED OWNERSHIP AVAILABLE

A purpose built FIRST FLOOR FLAT being offered at full price or with a 65% SHARED OWNERSHIP.

The property comprises of Entrance Hall, Open Plan Lounge/Kitchen with built in kitchen appliances and leading to balcony, two double bedrooms with the main bedroom having an EN-SUITE, separate family bathroom.

Further benefits are the property has SECURE GATED PARKING including underground parking for £80 per year (up to two spaces available per flat), FREE ON STREET PARKING, secure cycle area and communal landscaped areas. This property is a fantastic opportunity for FIRST TIME BUYERS to get onto the property ladder.

Armstrong Road is located close to local cafes, schools and shops of Craven Park and Harlesden Town Centre and local transport links including bus links on Craven Park and a 15 minute walk to Harlesden Station (Bakerloo Line & London Overground - Zone 3) and Willesden Junction Station (London Overground & Bakerloo Line - Zone 2 & 3). Local Authority 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	74	75
(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.