



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



Sellons Avenue, London, NW10 4HJ

Asking Price £339,950 Leasehold

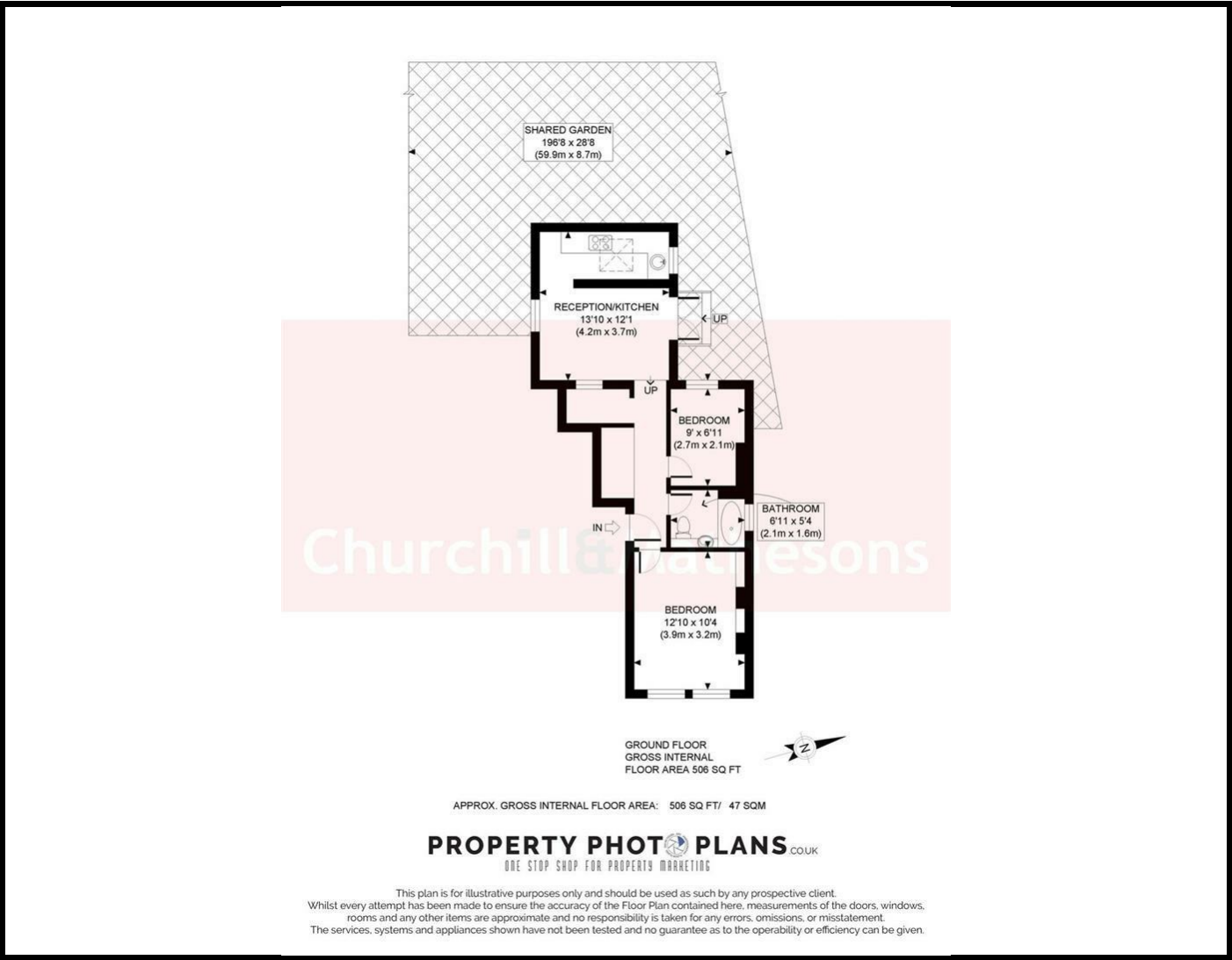


KEY FEATURES:

- GROUND FLOOR FLAT
- TWO DOUBLE BEDROOMS
- CLOSE TO LOCAL AMENITIES
- SHARED GARDEN
- POPULAR LOCATION

A TWO BEDROOM GROUND FLOOR period conversion flat. The property comprises of entrance hall, lounge/kitchen with access to SHARED GARDEN, separate utility room/study, two double bedrooms and bathroom. The total floor area is a approximately 506 SQ/FT (47 SQ/M).

Sellons Avenue is close to local amenities of Harlesden Town Centre and is within easy reach of Roundwood Park. The property is also a 15 minute walk away from Willesden Junction (Bakerloo Line & London Overground - Zone 2 & 3) offering quick access into Central London. Local Authority London Borough of Brent. Council Tax Band B.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	74
(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 (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(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.