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Churchill & Mathesons

Casselden Road, London, NW10 8QR

Asking Price £385,000 Leasehold



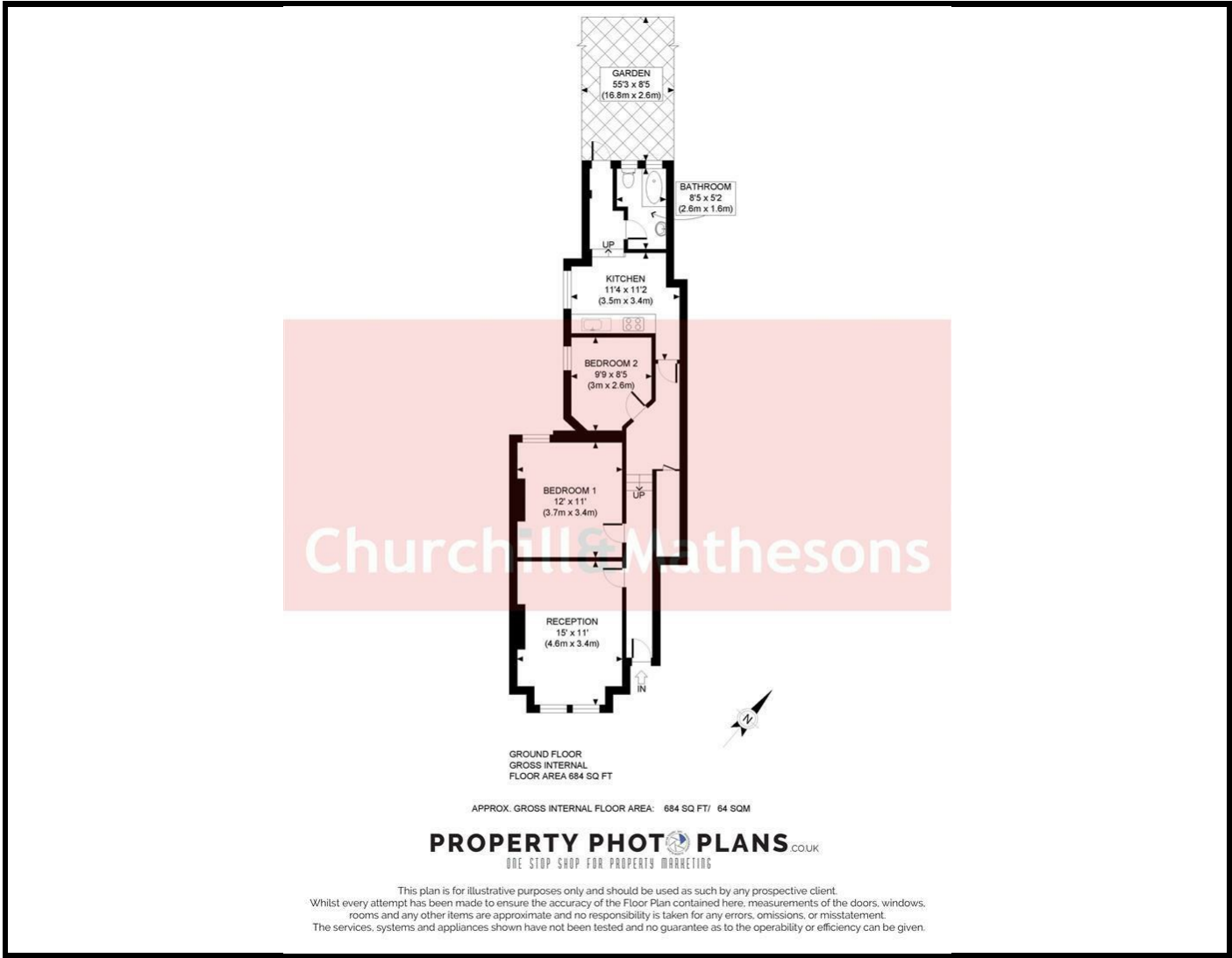
KEY FEATURES:

- TWO BEDROOM
- GROUND FLOOR FLAT
- REAR GARDEN
- NO UPPER CHAIN
- GAS CENTRAL HEATING
- LONG LEASE

A WELL PRESENTED two bedroom ground floor flat with REAR GARDEN situated in a tree lined residential cul-de-sac.

The property comprises of entrance hall, lounge with FEATURED FIREPLACE, kitchen/diner, two bedrooms and bathroom. Further benefits are the property is being offered for sale with NO ONWARD CHAIN.

Casselden Road is located close to local schools, shops and amenities on Craven Park. For transport links bus routes to Wembley, Brent Cross, Willesden Green and Acton run from Craven Park and Harlesden Station (London Overground & Bakerloo Line - Zone 3) is a short walk away. 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		
(55-68) D	68	78
(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		
(55-68) D	67	80
(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.