



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

Churchill & Mathesons

Conduit Way, London, NW10 0SE

Offers In Excess Of £540,000 Freehold



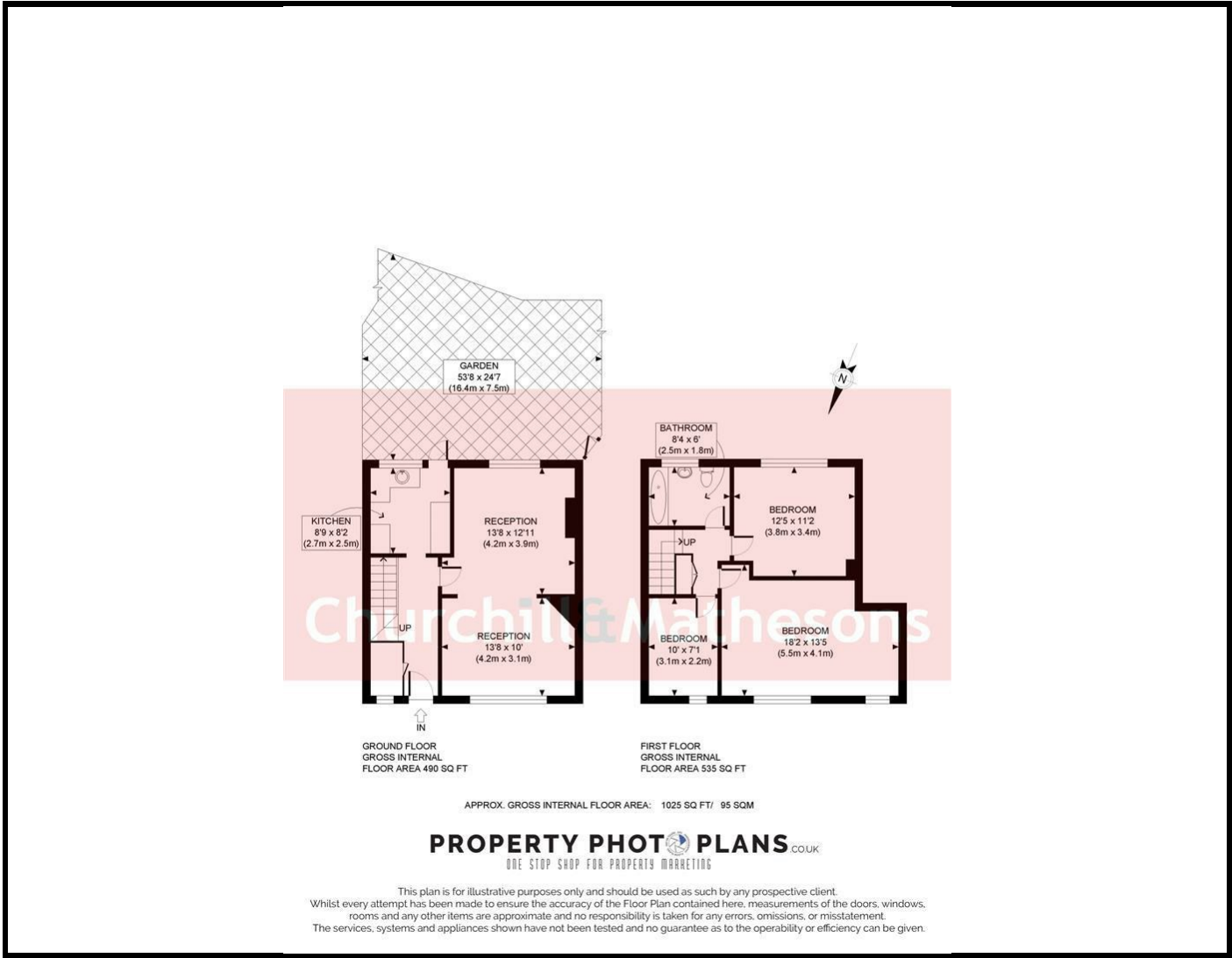
KEY FEATURES:


- THREE BEDROOMS
- OFF STREET PARKING
- LARGE REAR GARDEN
- DOUBLE GLAZING
- POSSIBLE TO EXTEND (STPP)
- NO UPPER CHAIN

A SPACIOUS three bedroom terraced house with OFF STREET PARKING for two cars.

The property comprises of entrance hall, a through lounge/diner, kitchen with door leading to a LARGE REAR GARDEN. On the first floor there are three good sized bedrooms and a family bathroom,

Conduit Way is conveniently situated within close proximity to local shops, schools, amenities and bus routes on Hillside. Stonebridge Park Station (Bakerloo Line and London Overground - Zone 3) is close by and for motorists the North Circular Road is nearby offering a short drive to Neasden, Golders Green, Wembley and Brent Cross Shopping Complex. London Borough of Brent, Council Tax Band D.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	64	
(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		
(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.