



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

Churchill & Mathesons

Tubbs Road, London, NW10 4RE

Asking Price £470,000 Leasehold

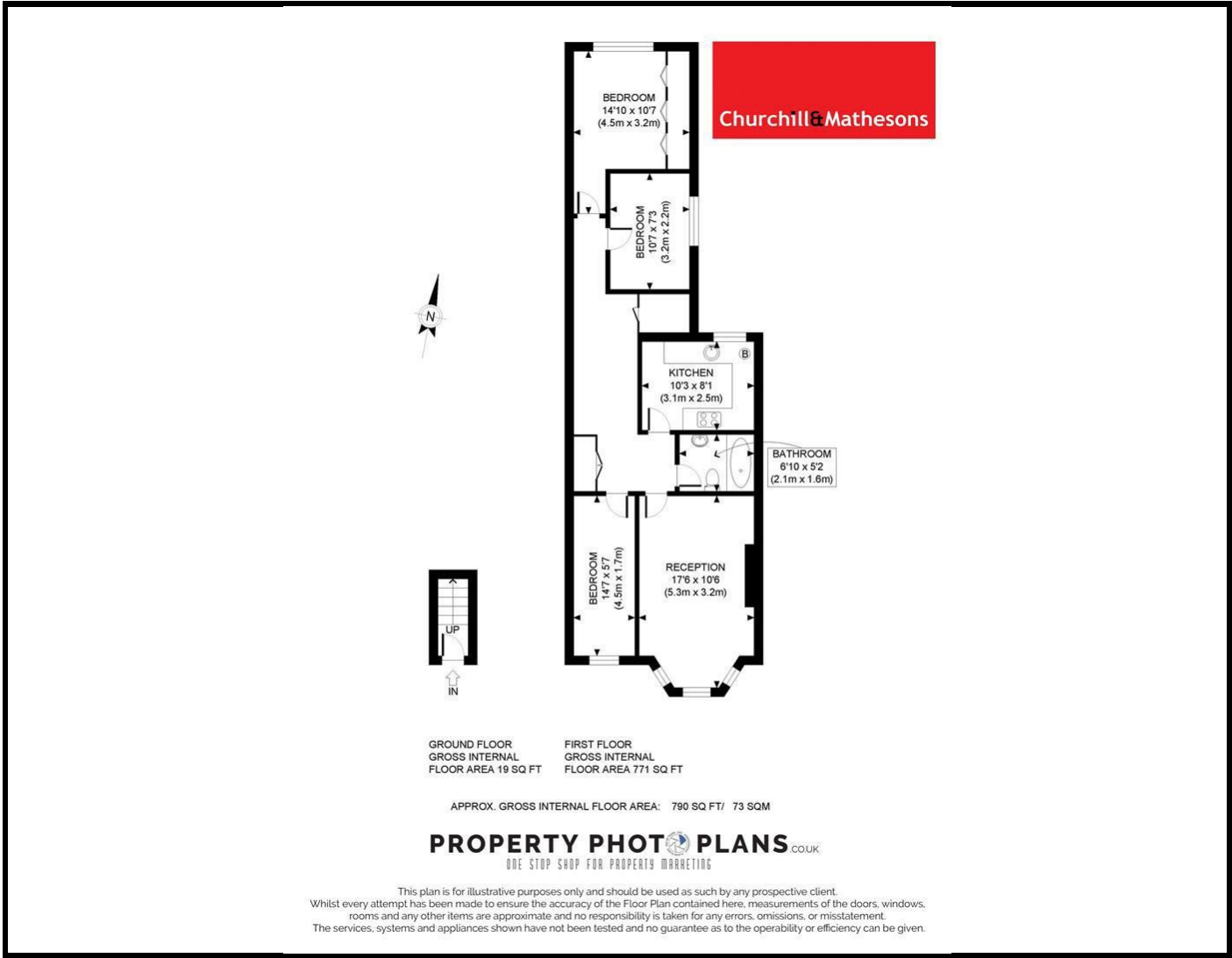


KEY FEATURES:

- THREE BEDROOMS
- FIRST FLOOR
- POPULAR LOCATION
- GOOD LEASE
- BUY TO LET FOR INVESTMENT
- CLOSE TO TRAIN STATION

A spacious SPLIT LEVEL THREE BEDROOM FLAT providing good size living accommodation throughout. The property comprises of; Entrance Hall, Lounge/Diner, Kitchen, Three Bedrooms and a Family Bathroom. Approx. Gross Internal Floor Area 771 SQ F/T (73 SQ/M).

Within close proximity to local schools, shops, amenities, and bus routes on the high street. Willesden Junction Station (Bakerloo Line & London Overground - Zone 3) is minutes away and motorists can find easy routes into Central London via the A40 or A406. 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		
(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.