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Churchill&Mathesons

West Ella Road, London, NW10 9PT

Asking Price £320,000 Leasehold



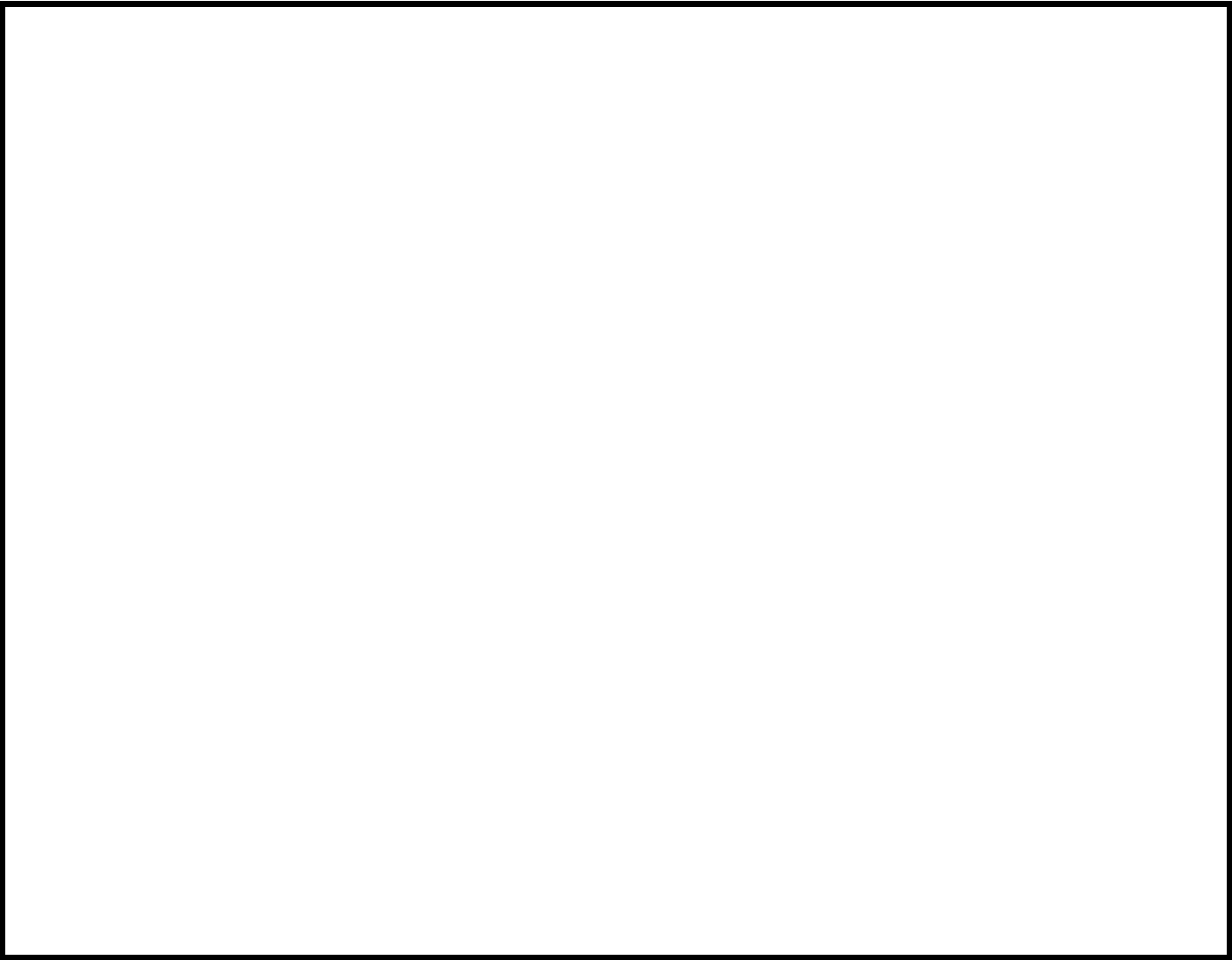
KEY FEATURES:

- GROUND FLOOR FLAT
- WITH OWN REAR GARDEN
- ONE BEDROOM
- FITTED KITCHEN
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- PLEASANT RESIDENTIAL ROAD
- OFF CHURCH ROAD HARLESDEN

CHURCHILL&MATHESONS are delighted to offer FOR SALE this ONE BEDROOM GROUND FLOOR FLAT with OWN GARDEN.

The Flat has a LIVING ROOM, FITTED KITCHEN, Family Bathroom, and ONE BEDROOM with doors onto a REAR GARDEN.

Conveniently situated in a pleasant residential road with easy access to the shops, restaurants and amenities of Harlesden. Transport links include Harlesden Bakerloo Station and Willesden Junction Overground stations providing quick and frequent journeys into Central London as well as across other parts of town. Council Tax band C and Local Authority of Brent.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	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	53	55
(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.