



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

Churchill & Mathesons

Manor Park Road, London, NW10 4JU

Asking Price £335,000 Leasehold



KEY FEATURES:

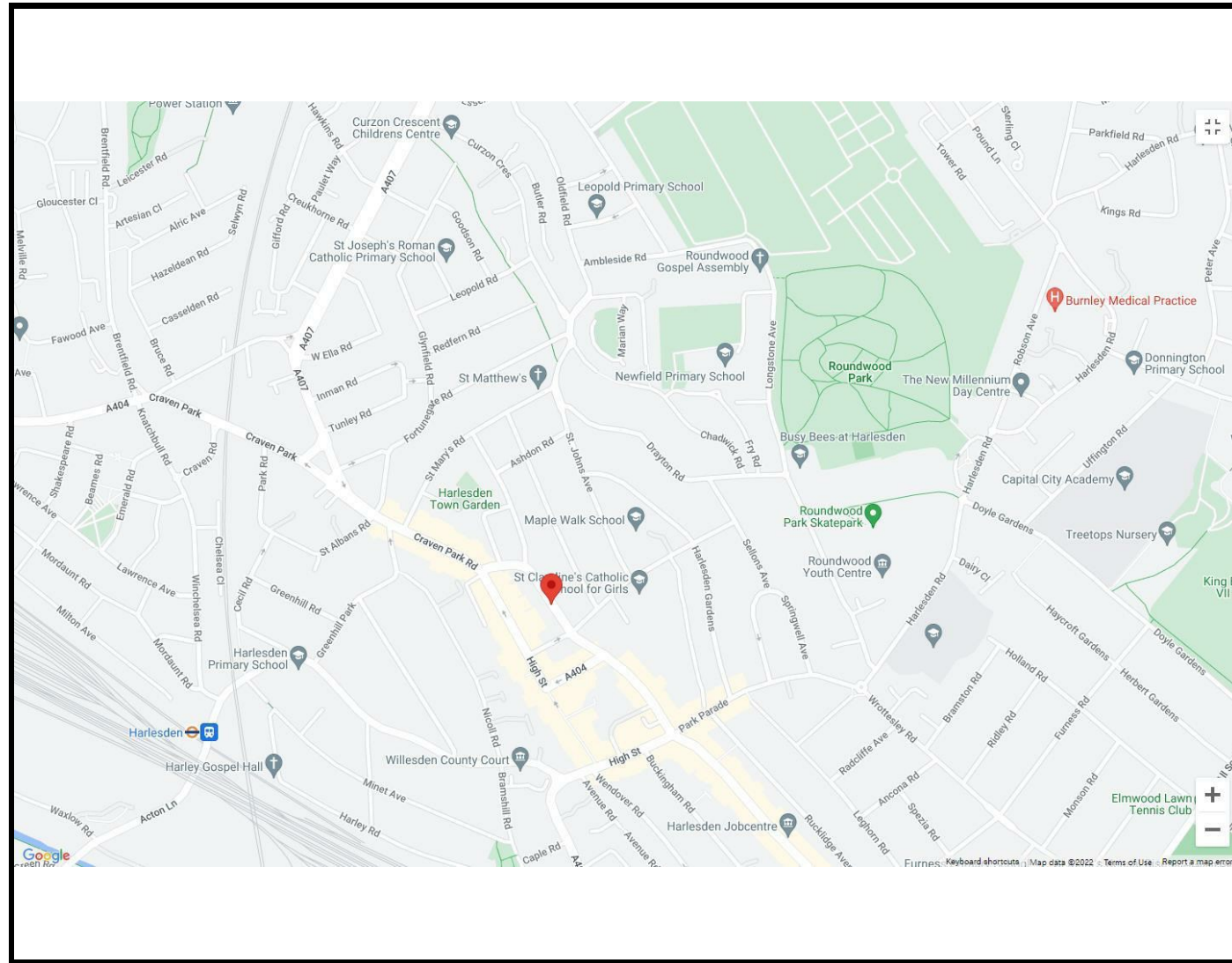
- ONE BEDROOM
- GROUND FLOOR FLAT
- OPEN PLAN LOUNGE/KITCHEN
- WOODEN FLOORING
- GAS CENTRAL HEATING
- NO UPPER CHAIN
- CLOSE TO SHOPS

A STUNNING ONE BEDROOM APARTMENT set on the GROUND FLOOR of an attractive period DOUBLE FRONTED DETACHED BUILDING.

The property comprises of Entrance Hall, large open plan reception room/kitchen, double bedroom and partly tiled shower room.

Further advantages are the property has wooden flooring throughout, gas central heating and being offered with NO UPPER CHAIN.

Located very close to all shops and amenities of Harlesden. Excellent transport links including Harlesden and Willesden Junction Stations offering easy access into Central London. Local Authority London Borough of Brent. Local Council Tax Band C.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	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	78	78
(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.