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**Churchill & Mathesons**

Brownlow Road, London, NW10 9QN

Asking Price £350,000 Leasehold



**KEY FEATURES:**

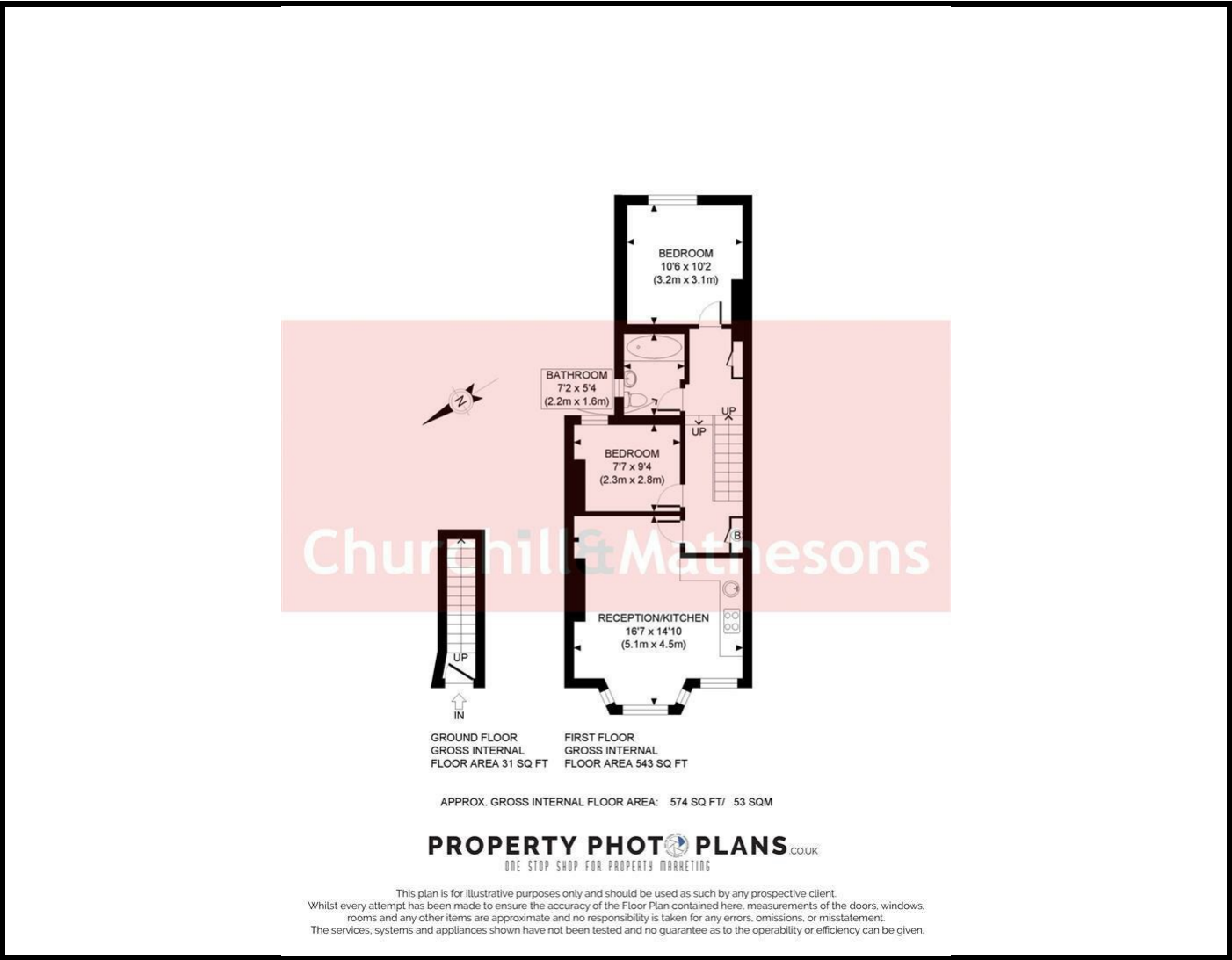
- FIRST FLOOR FLAT
- TWO BEDROOMS
- WELL PRESENTED
- OPEN PLAN RECEPTION ROOM/KITCHEN
- STYLISH BATHROOM
- LONG LEASE

A WELL PRESENTED TWO BEDROOM FIRST FLOOR FLAT.

The property comprises of a modern open plan reception room/kitchen, two bedrooms and family bathroom.

Brownlow Road is located close to shops, amenities and independent cafes on Church Road. Local nurseries and schools are also just a short walk away, Local transport links are also nearby including bus routes to Wembley, Brent Cross, Willesden Green and Brent Cross. Harlesden Train Station (London Overground & Bakerloo Line - Zone 3) is a 15 minute walk away offering quick and frequent trains into Central London. London Borough of Brent. Council Tax Band B.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.