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Churchill & Mathesons

Coles Green Road, London, NW2 7ER

Asking Price £375,000 Leasehold



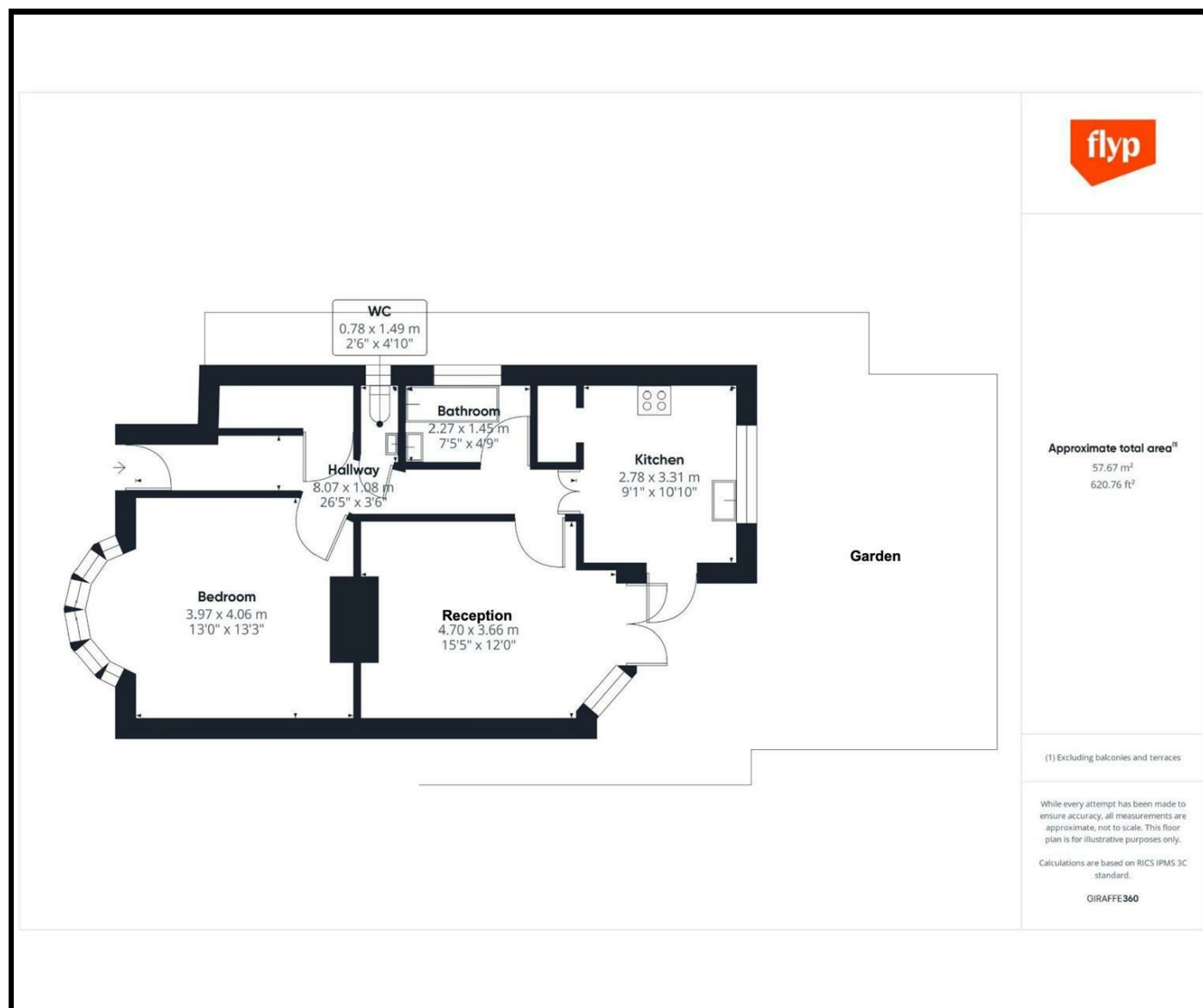
KEY FEATURES:

- 1 BEDROOM
- 1 BATHROOM 1 WC
- 1 RECEPTION
- PRIVATE BACK GARDEN
- NO SERVICE CHARGE
- 940 YEARS REMAINING

Nestled on the charming Coles Green Road, NW2, this delightful 621 sqft ground floor leasehold flat is part of a DETACHED house with side entrances to the rear garden. It's pet-friendly and offers 1 double bedroom, so is perfect home for 1st time buyers or downsizers. The large reception room has a bay window so gets plenty of light. The well-appointed kitchen and living room both lead out onto the good size SOUTH WEST facing garden. It also has a family bathroom with separate toilet.

Wooden floors and moulded skirtings add a touch of elegance and style. FREE STREET PARKING helps with convenience for guests and yourself if you drive.

With its desirable features and prime location, it is sure to attract interest. Do not miss the chance to make this charming flat your new home.



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		
	64	77
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.