



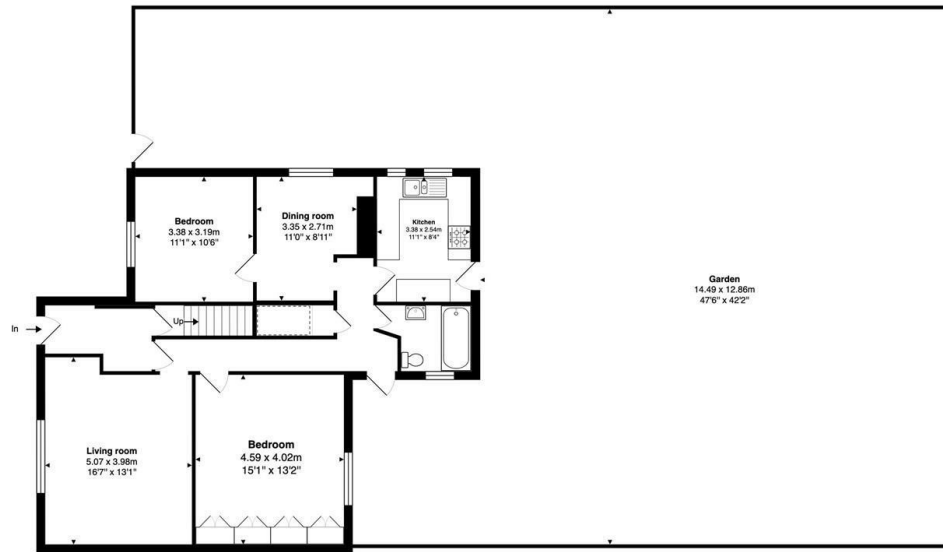
Harlesden Road, Brent, London

Asking price £700,000

- SHARE OF FREEHOLD GARDEN FLAT
- HUGE POTENTIAL TO EXTEND SIDE AND REAR subject to planning
- SEPERATE KITCHEN AND BATHROOM
- 40 FT PRIVATE GARDEN
- 2 BEDROOMS
- 952 SQ. FT.
- OFF STREET PARKING 3/4 CARS
- RECEPTION ROOM & DINING ROOM
- EARLY VIEWINGS RECOMMENDED

Harlesden Rd, NW10

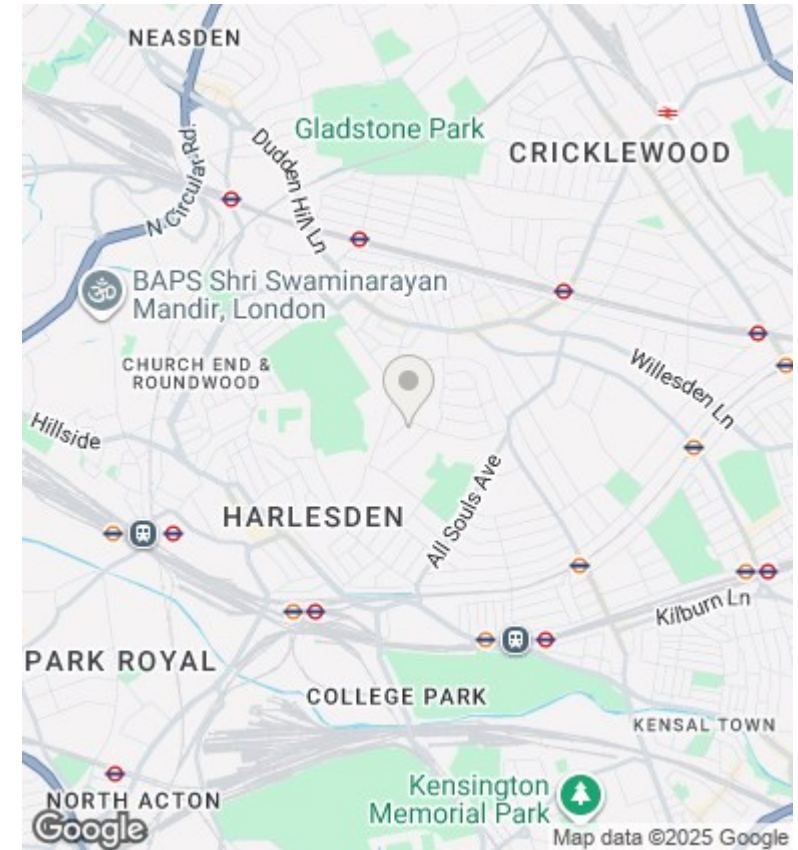
Approximate Area = 88.4 m sq / 952 sq ft
For identification only - Not to Scale



Ground Floor

Total Area: 88.4 m² ... 952 ft² (excluding garden)

This floor plan is produced in accordance with RICS Property Measurements Standards incorporating International Property Measurement Standards (IPMS). The plan is for layout guidance only and not drawn to scale unless otherwise stated. Measurements and position of windows, door openings, rooms and any other items are approximate. Whilst all care is taken in the preparation of this plan, if any aspects of this plan are of specific importance, an independent inspection would be advised.



Directions

Harlesden Road is located in the heart of Brent and this property offers excellent access to local amenities, schools and transport links. Harlesden High Street is just moments away, providing a wide range of independent shops, supermarkets, cafés and restaurants catering to everyday needs. Families will appreciate the choice of good local schools nearby, including Harlesden Primary, Newfield Primary and Newman Catholic College. Transport connections are superb - Harlesden Station

Viewings

Viewings by arrangement only. Call +44 20 3300 3550 to make an appointment.

Council Tax Band

C

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	