

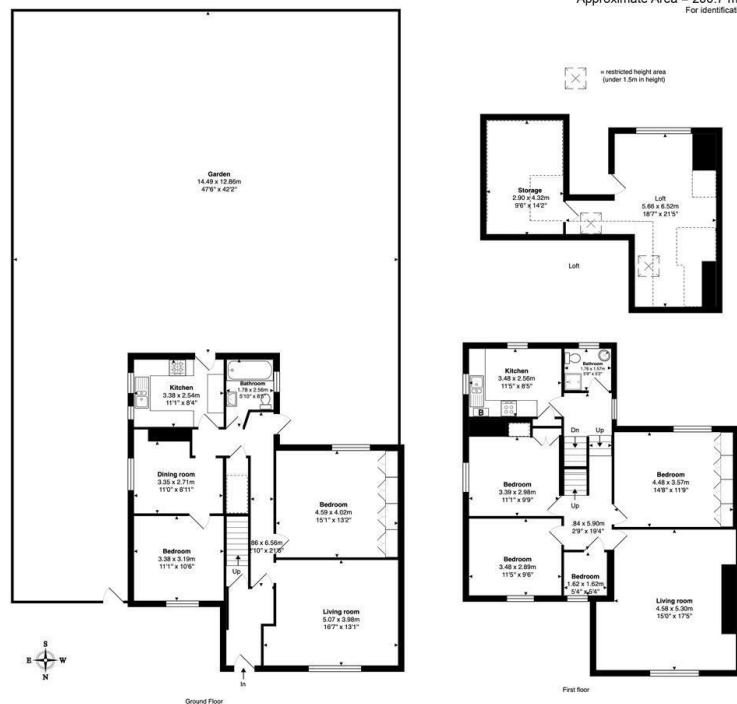


Harlesden Road, Brent, London

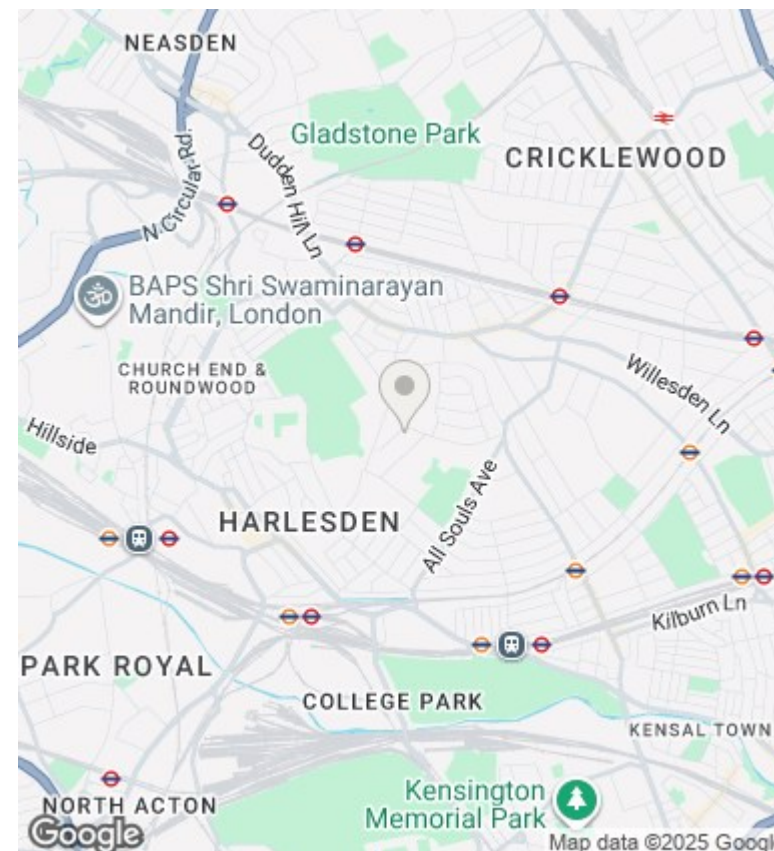
Asking price £1,300,000

- FREEHOLD HOUSE
- 40 ft private rear garden & front garden
- 6 BEDROOMS, 2 KITCHENS, 2 BATHROOMS & 3 RECEPTIONS
- HUGE POTENTIAL TO EXTEND TO SIDE & REAR (subject to planning)
- OFF STREET PARKING FOR 3/4 CARS
- CONVERTED LOFT ROOM
- Opportunity to create detached house/flats (subject to planning)
- CURRENTLY ARRANGED AS 2 FLATS
- 2,160 SQ. FT

Approximate Area = 200.7 m sq / 2160 sq ft
For identification only - Not to Scale



This floor plan is produced in accordance with RPS Property Measurements Standards incorporating International Property Measurement Standards (IPMS2: Residential). 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, it is acknowledged that this plan is of a general nature and an independent verification would be advised.



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

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D

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		<p>57</p>	<p>79</p>