



Nicoll Road | | London | NW10 9AB

Offers In Excess Of £325,000



STRETTONS

Key features

- Two Bedroom Split Level Maisonette
- Sold With No Onward Chain
- 151 Years Remaining On Lease
- Large Rear Garden
- Own Front Door
- Sought After Location
- Period Conversion
- Open Plan Living Space

Description

Introducing a fantastic opportunity to acquire a two bedroom split level maisonette located on Nicoll Road, NW10, set within a sought after location. Forming part of a charming period conversion, this attractive home benefits from its own front door, a bright and spacious open plan living space, and a large rear garden, ideal for entertaining, relaxing, or family use. The property is sold with no onward chain and enjoys the advantage of 151 years remaining on the lease, making it an appealing long-term investment.

The first floor comprises two well-proportioned double bedrooms, both offering excellent natural light, along with a modern three-piece family bathroom, thoughtfully arranged for comfort and practicality. The layout makes the most of the split-level design, providing clear separation between living and sleeping accommodation.

Perfectly positioned for commuters, the property is within easy reach of Harlesden and Willesden Junction stations, offering access to the Bakerloo Line, London Overground and National Rail services into Central London. Numerous bus routes also serve the area, providing excellent local connectivity. A wide range of amenities are close by, including independent cafés, shops, restaurants and supermarkets, while nearby green spaces such as Roundwood Park offer a welcome escape. Combining period charm, generous accommodation and superb transport links, this maisonette is ideally suited to first-time buyers, professionals or investors alike.

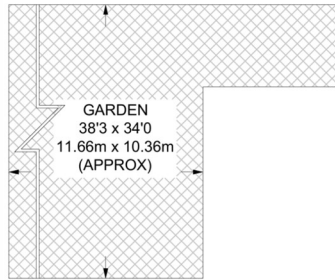
Directions



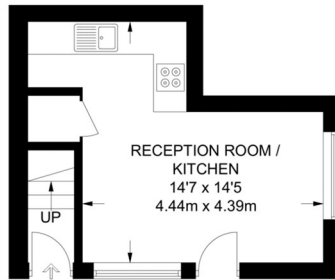


Floor plans

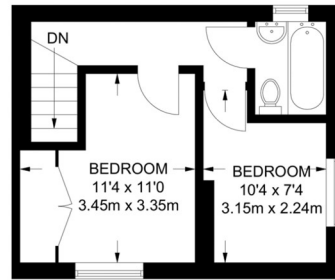
APPROXIMATE FLOOR AREA = 474 SQ FT / 44.1 SQ M



GROUND FLOOR



GROUND FLOOR
214 SQ FT / 19.9 SQ M



FIRST FLOOR
260 SQ FT / 24.2 SQ M

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential) FOXTONS.CO.UK



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band EPC Rating D



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