



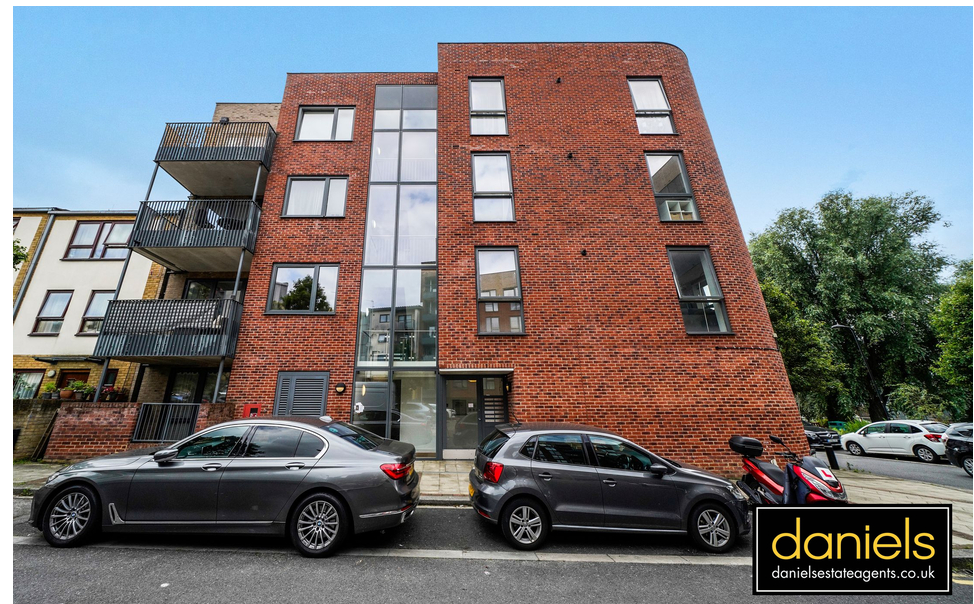
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Shrewsbury Road, Harlesden, London NW10 8GD  
£370,000 - Leasehold



## PROPERTY DESCRIPTION

Offered for sale is this WELL PRESENTED and SPACIOUS MODERN APARTMENT.

The property comprises a communal entrance with a secure audio-visual entry system & lift access. Internally the property benefits from SPACIOUS ENTRANCE HALL with large storage area, OPEN PLAN LOUNGE and KITCHEN AREA with well-maintained integrated Hotpoint appliances which include a fridge-freezer, PRIVATE BALCONY, TWO DOUBLE BEDROOMS, FAMILY BATHROOM with shower over the bath, EPC rating of B.

The property also benefit's from access to a secure cycle storage room.

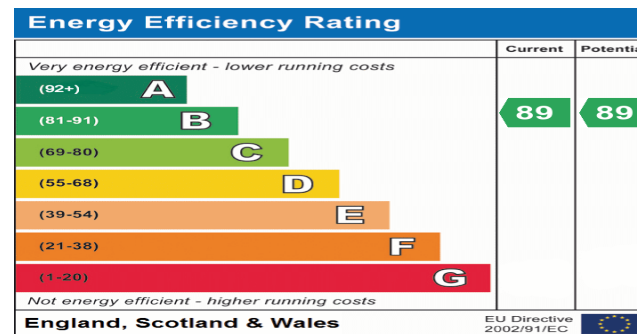
Located within close proximity to a number of transport links including No.18 bus which runs from Sudbury to London Euston, Harlesden Bakerloo Underground and Overground station is also a short walking distance away.

Monthly Service Charge = £148.14 pcm.

Ground rent: £250 per annum.

## POINTS OF INTEREST

- APPROX 857sqft
- TWO BEDROOMS
- WELL PRESENTED
- OPEN PLAN KITCHEN AND LOUNGE
- PRIVATE BALCONY
- CLOSE TO TRANSPORT LINKS



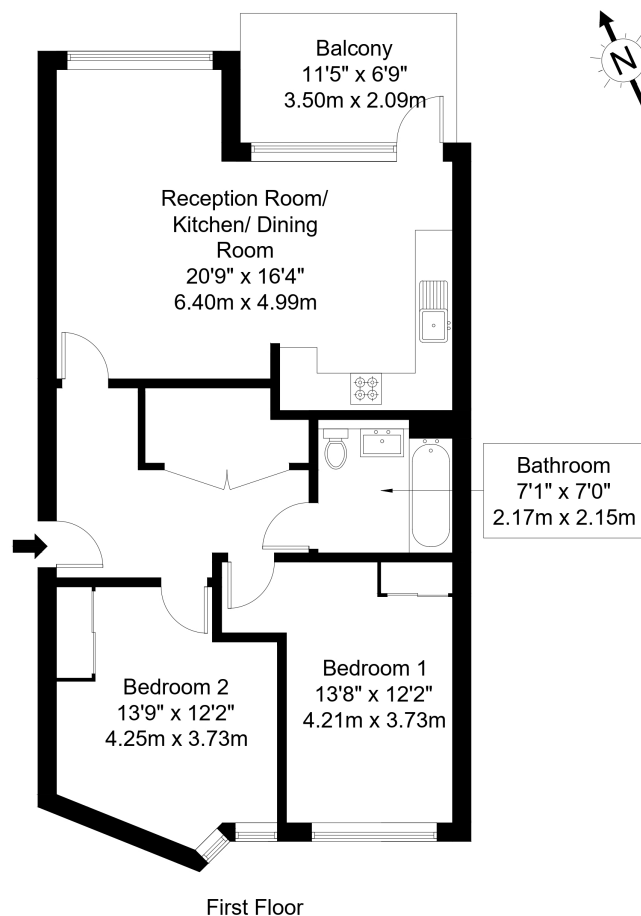


## Shrewsbury Road, NW10 8GD

Approx Gross Internal Area = 72.38 sq m / 779 sq ft

Balcony = 7.32 sq m / 78 sq ft

Total Area = 79.7 sq m / 857 sq ft



Ref :

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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