



Minet Avenue  
Harlesden NW10

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## ACCOMMODATION

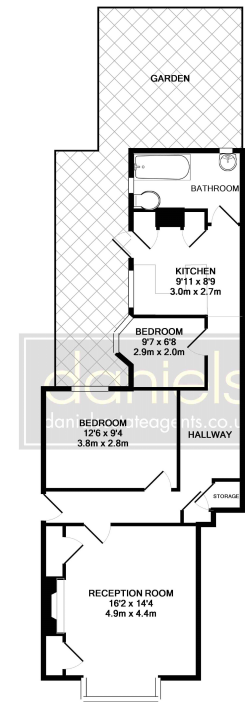
A STUNNING and STYLISH TWO BEDROOM FLAT set on the GROUND FLOOR of this PERIOD CONVERSION and offering OWN PRIVATE ENTRANCE.

Located within CLOSE PROXIMITY to WILLESDEN JUNCTION STATION and boasting an array of ORIGINAL FEATURES INCLUDING WOODEN FLOORS, HIGH CEILINGS and FIREPLACE.

Benefits include BAY FRONTED FRONT RECEPTION ROOM, SPACIOUS KITCHEN, FITTED BATHROOM and SOLE USE of REAR GARDEN.

Further benefits include planning permission for side and rear extension and a long leasehold remaining of approx. 154 years.

£425,000 Leasehold



MINET AVENUE, HARLESDEN, LONDON, NW10 8AJ  
TOTAL APPROX. FLOOR AREA 747 SQ. FT. (69.4 SQ. M.)  
While every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Every attempt has been made to ensure accuracy, however all measurements are approximate and for illustrative purposes only and are not to scale. In accordance with the Property Misdescriptions Act (1991) the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. D655

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