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**Herati House, Winchelsea Road, London NW10 8GZ**  
**£87,500 - Leasehold**



## PROPERTY DESCRIPTION

Offering an exceptional opportunity to live in a stylish and modern development, this well-designed one-bedroom apartment is perfectly located on the fifth floor and boasts two private balconies, creating a tranquil outdoor space to unwind. Available through a 25% shared ownership scheme, this property is an ideal purchase for those looking to get onto the property ladder in a highly sought-after area. The apartment benefits from a secure entry phone system, ensuring privacy and peace of mind, while its contemporary layout maximises space and natural light throughout.

Situated close to Harlesden Station, the location offers superb transport links, making commuting or exploring London straightforward and convenient. With easy access to both the A40 and A406, residents can effortlessly reach the city centre and other key destinations. The surrounding area is vibrant and diverse, featuring a selection of local shops, eateries, and green spaces, making it a welcoming community for professionals, couples, or small families looking for a comfortable and connected lifestyle.

Upon entering the apartment, you are greeted by a thoughtfully arranged reception room that provides a versatile living area perfect for relaxing or entertaining guests. The space is flooded with natural light from the large windows, enhancing the bright and airy atmosphere. Adjacent to the reception room, the private balcony extends the living space outdoors, offering a pleasant spot for morning coffee or evening relaxation with views over the surrounding neighbourhood.

The kitchen area is modern and functional, fitted with sleek cabinetry and integrated appliances that cater to all your culinary needs. The open-plan design ensures a seamless flow between cooking and living spaces, making it simple to prepare meals while staying connected with family or friends.

The bedroom is generously sized, providing ample room for a double bed and storage solutions, allowing for a comfortable and restful retreat. Large windows invite plenty of daylight, while neutral decor offers a blank canvas to personalise this private sanctuary.

Completing the apartment is a contemporary bathroom fitted with high-quality fixtures and a clean, stylish design. It offers a relaxing space with a bath or shower, ideal for unwinding after a busy day. The overall feel of the property is one of effortless modern living, combining aesthetic appeal with practical features to meet the demands of today's lifestyle.

This apartment represents an exciting chance to secure a home in a thriving location, with the benefits of shared ownership making it accessible to a broad range of buyers. Whether you are a first-time buyer or seeking a convenient pied-à-terre close to excellent transport links, this property provides the perfect blend of comfort, style, and connectivity. Don't miss out on this fantastic opportunity to enjoy modern urban living with the added benefit of a private balcony and secure, well-maintained surroundings.

## POINTS OF INTEREST

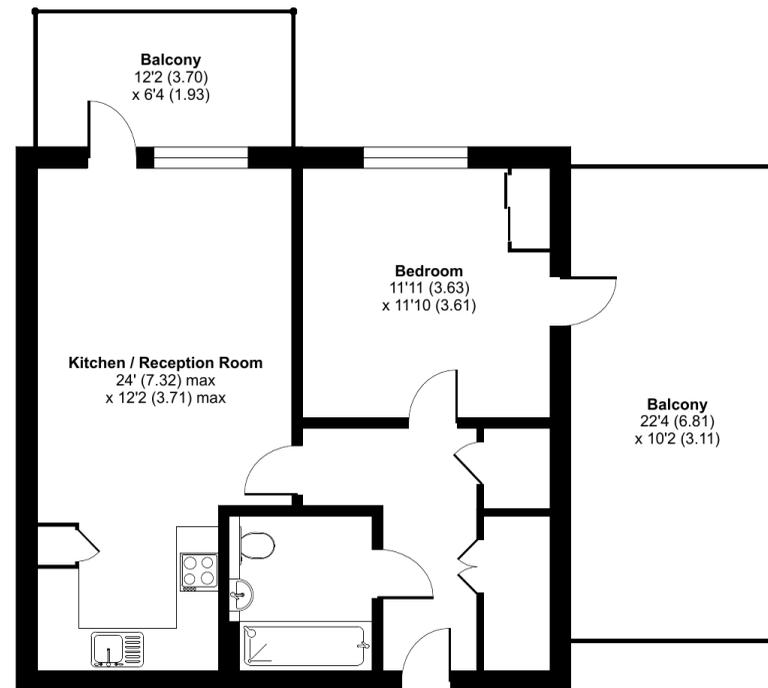
- MODERN DEVELOPMENT
- SHARED OWNERSHIP 25%
- WELL DESIGNED
- FIFTH FLOOR
- SECURE ENTRY PHONE SYSTEM
- CLOSE TO HARLESDEN STATION
- EASY ACCESS TO A40 & A406
- TWO PRIVATE BALCONIES

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	82	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Winchelsea Road, London, NW10

Approximate Area = 583 sq ft / 54.2 sq m

For identification only - Not to scale



**FIFTH FLOOR**