



## Fortune Gate Road, Harlesden, Greater London, NW10 9RE

### £345,000 Leasehold

- Two Bedroom Split Level Flat
- Central Heating & Double Glazing
- Lounge with Open Plan Kitchen
- Shower Room / WC
- New 125 year lease
- Chain Free
- EPC Rating C



A Two Bedroom Split Level Flat situated within a short distance of Harlesden's amenities. Central Heating, Double Glazing, Lounge with Open Plan Fitted Kitchen, Shower Room, EER C. Own Garden. Chain Free Sale.

## Own Entrance

Double glazed front door, side windows.

## Living Room

21' 4" x 7' 2" (6.50m x 2.18m) widening. Two radiators, fitted carpet. Open Plan with Kitchen:

## Kitchen

9' 8" x 8' 10" (2.95m x 2.69m) Fitted wall and base units, electric oven & hob, extractor, single drainer stainless steel sink, plumbed for washing machine, wall mounted boiler, double glazed window, door to outside space.

## Stairs to First Floor Landing

8' 0" x 3' 10" (2.44m x 1.17m)

## Bedroom One (Front)

16' 6" x 10' 4" (5.03m x 3.15m) max. L Shaped. Radiator, fitted carpet, two dormer windows.

## Bedroom Two (Rear)

9' 6" x 9' 0" (2.90m x 2.74m) Radiator, double glazed window, fitted carpet.

## Shower Room

6' 1" x 5' 6" (1.85m x 1.68m) Modern fittings, enclosed tiled shower cubicle, pedestal wash hand basin, wc, double glazed window.

## Own Garden To Side.

## New Long Lease

125 year lease, Ground Rent £100 p.a.  
Service Charges £100 p.a. (tbc).

## Additional Information

Council Tax Band B. £1,411. 72p. London Borough of Brent

## DISCLAIMER

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you please contact our office and we will be pleased to verify any information. Property particulars are prepared as a guide, and are not intended to constitute part of an offer or contract. We have not carried out a survey and the services and appliances have not been tested. Photos are from our library. Measurements have been taken using a sonic measure and may be subject to a 6" margin of error. Lease details, service charges and ground rent are given as a guide only and should be checked and confirmed by your Solicitor prior to an exchange of contracts.

