



daniels
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Nicoll Road, Harlesden, London NW10 9AS
£370,000 - Leasehold



PROPERTY DESCRIPTION

CHAIN FREE...

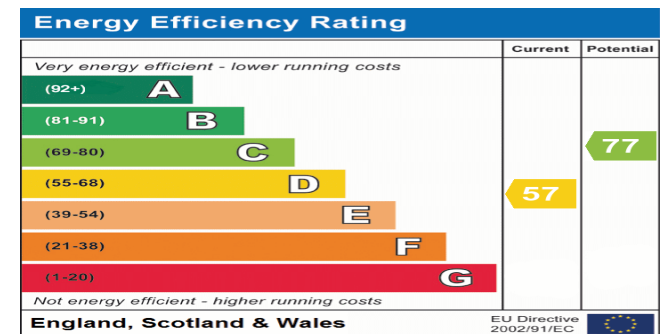
Located within close proximity to Harlesden Bakerloo line & Overground station is this SPACIOUS THREE BEDROOM SPLIT LEVEL first & second floor flat, the property is conveniently located for a number of shops and transport facilities.

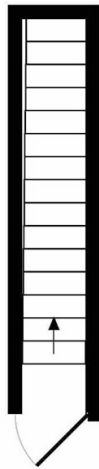
Benefits include KITCHEN/BREAKFAST ROOM, LIVING ROOM, BATHROOM TWO BEDROOMS on the first floor with stairs leading to the second floor which offers a further bedroom and spacious storage area which could be converted to a habitable room subject to usual planning consents.

The property will be sold with the creation of a new 125 year lease.

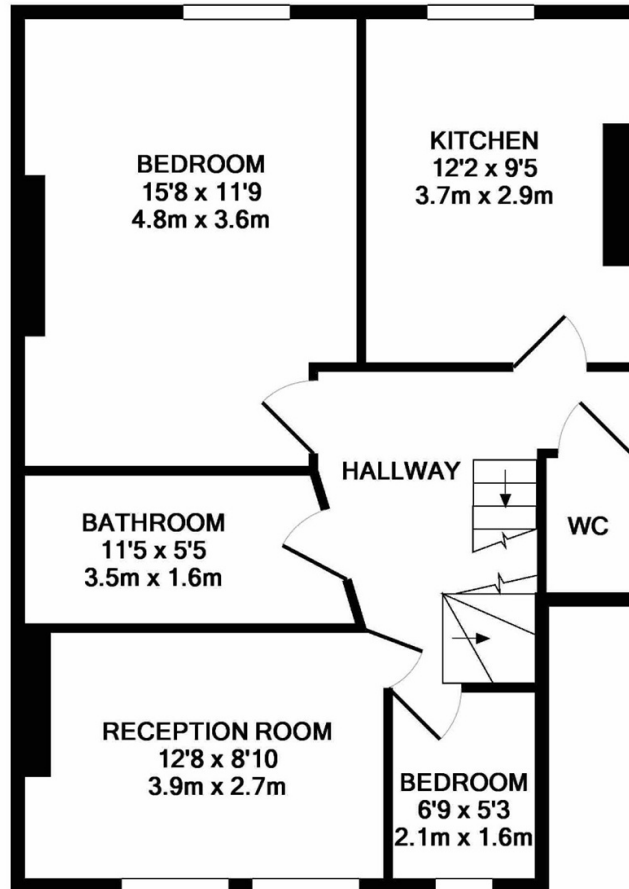
POINTS OF INTEREST

- THREE BEDROOMS
- POTENTIAL FOR EXTENSION (STPP)
- 125 YEAR LEASE
- NO UPPER CHAIN
- CLOSE TO AMENITIES
- LESS THAN A MILE FROM HARLESDEN STATION

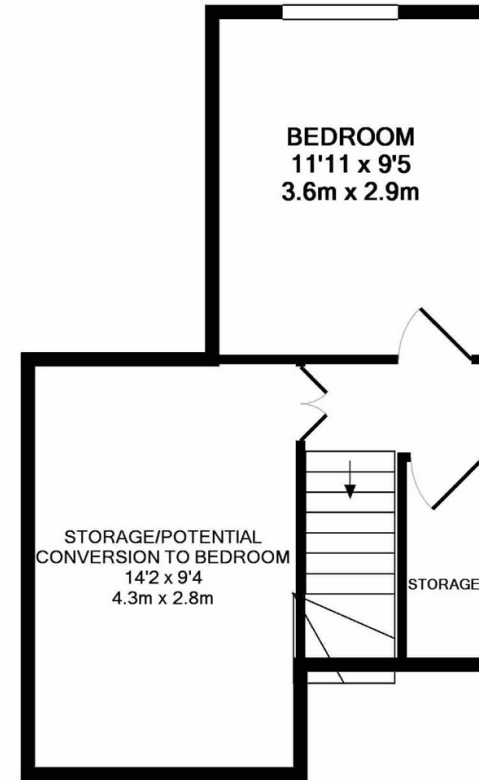




GROUND FLOOR
APPROX. FLOOR
AREA 37 SQ.FT.
(3.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 584 SQ.FT.
(54.2 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 311 SQ.FT.
(28.9 SQ.M.)

NICOLL ROAD
TOTAL APPROX. FLOOR AREA 932 SQ.FT. (86.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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