

NICOLL ROAD, LONDON, NW10 9AS



EPC Rating: E

We are pleased to have the opportunity to offer for sale this duplex apartment set over two floors. Viewing is highly recommended to appreciate the size and quality of the property. The property is located in Harlesden close to the local high street and great transport link into London. Benefits include:-

- Gas central heating
- Double glazed windows
- Chain free sale
- 3 bedrooms
- Family bathroom
- Gross internal floor area of 972 sq ft (90 sq m) approximately
- The property is located within a quarter of a mile approximately of both Harlesden (Bakerloo Line) and Willesden Junction Stations. (Bakerloo line and Overground)

PRICE:£325,000.....LEASEHOLD

NICOLL ROAD, LONDON, NW10 9AS (CONTINUED)

The accommodation is arranged as follows:

Entrance from street: Gas meter located outside front door and electricity meter located in communal hallway.

Internal staircase to:

Second Floor:

Reception Room (rear): 15'0" x 11'0" (4.6m x 3.4m). Double glazed window.

Bedroom 3: 11'5" x 7'8" (3.5m x 2.3m). Double glazed window.

Bathroom/WC: 7'0" x 6'4" (2.1m x 1.9m). Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level WC. Part tiled walls.

Kitchen: 10'0" x 8'4" (3.0m x 2.5m). Double glazed window. Single drainer sink unit with cupboards below. Fitted wall and base units with work surfaces above. Electric hob with oven below and extractor hood above hob. Plumbing for washing machine. Space for fridge freezer. Combi gas boiler. Part tiled walls.

Third Floor:

Landing: Built-in cupboard.

Bedroom 1 (rear): 18'3" x 6'4" (5.6m x 1.9m). Double glazed window.

Bedroom 2 (front): 12'0" x 10'4" (3.7m x 3.2m). Double glazed window.

Lease: 999 years from 25 December 2004 thus having 976 years remaining approximately.

Service Charge: Nil

Ground Rent: Nil

Council Tax: Band C.

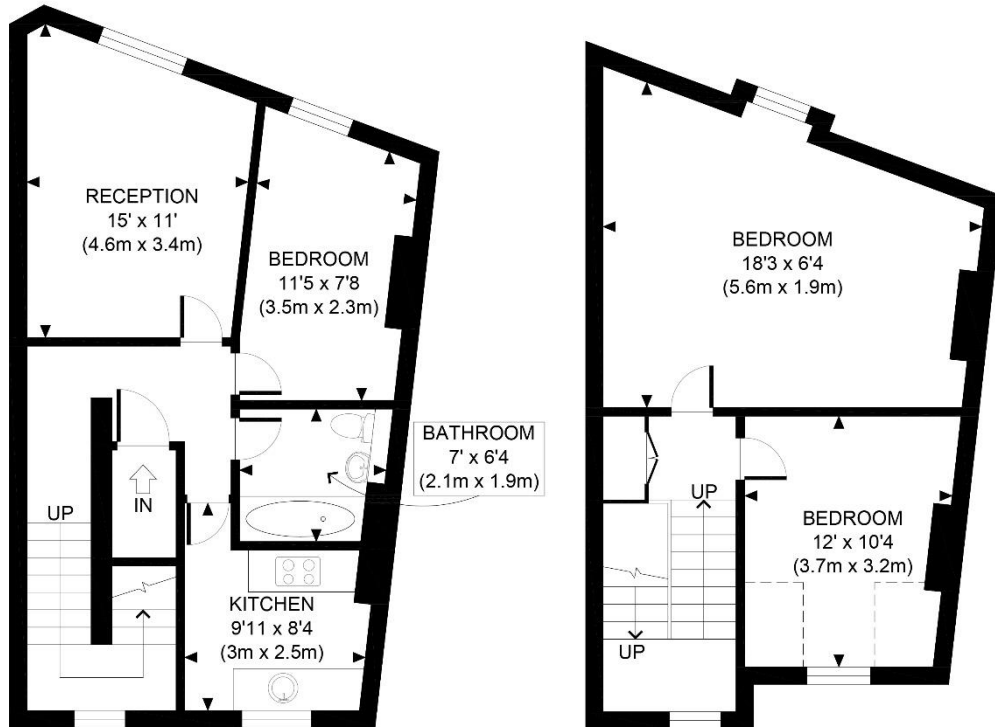
PRICE: **£325,000** **LEASEHOLD**

VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot be guaranteed. We have not checked the operational condition of the services connected/wiring/appliances at the property and as such offer no warranties thereto. All distances mentioned to and from local amenities are approximate and based on particular routes.

NICOLL ROAD, LONDON, NW10 9AS (CONTINUED)

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SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 520 SQ FT

THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 452 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA 972 SQ FT / 90 SQM

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Nicoll Road

date 11/08/25

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