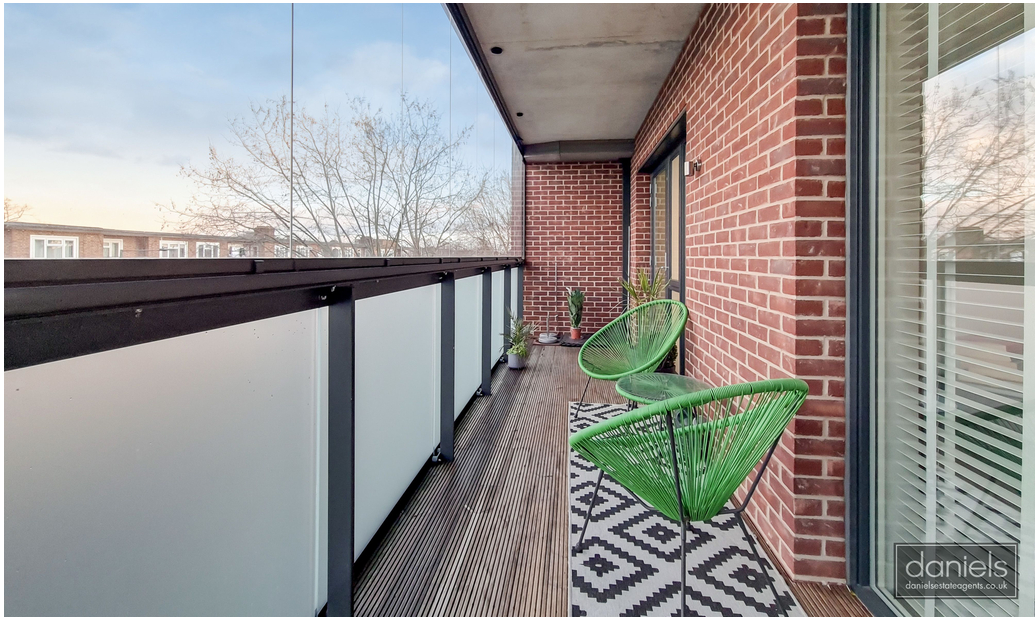




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Allegro House, Knatchbull Road, London NW10 8GU
£350,000 - Leasehold



PROPERTY DESCRIPTION

A well presented apartment located within half a mile of Harlesden bakerloo and overground station is offered for sale on the third floor of this MODERN PURPOSE BUILT BLOCK with lift access.

The stunning Allegro house development was the final piece of Harlesden's major AWARD-WINNING regeneration programme, with excellent amenities and numerous transport links. This beautiful, larger than average apartment offering a SPACIOUS WINTER GARDEN has been finished to exacting standards, with UNDERGROUND HEATING and state of the art MEV system throughout.

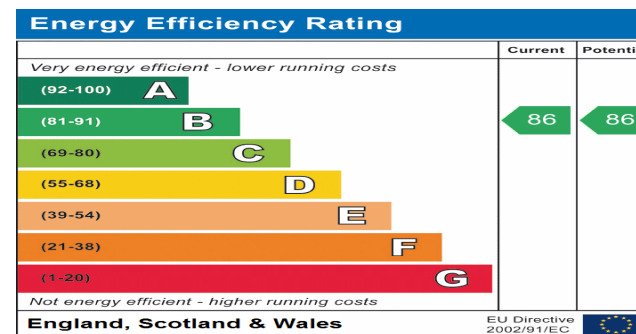
Benefits include sizeable OPEN PLAN RECEPTION/DININGROOM/KITCHEN, DOUBLE BEDROOM, and a STYLISH CONTEMPORARY BATHROOM. Both the reception room and bedroom have doors to the wintergarden.

Further benefits include PRIVATE ALLOCATED UNDERGROUND PARKING with EV charger, COMMUNAL GARDEN and SECURE BIKE LOCK UP

Leasehold remaining of approx 995 years and an exceptional Energy performance rating of B.

POINTS OF INTEREST

- LARGE ONE BEDROOM APARTMENT
- OPEN PLAN LIVING
- FOUR YEARS OLD
- UNDERGROUND PARKING WITH EV CHARGING
- LARGE SUN TERRACE/WINTER GARDEN
- MEV AIR FILTRATION SYSTEM
- UNDERGROUND HEATING
- EXCELLENT TRANSPORT LINKS INTO CENTRAL LONDON



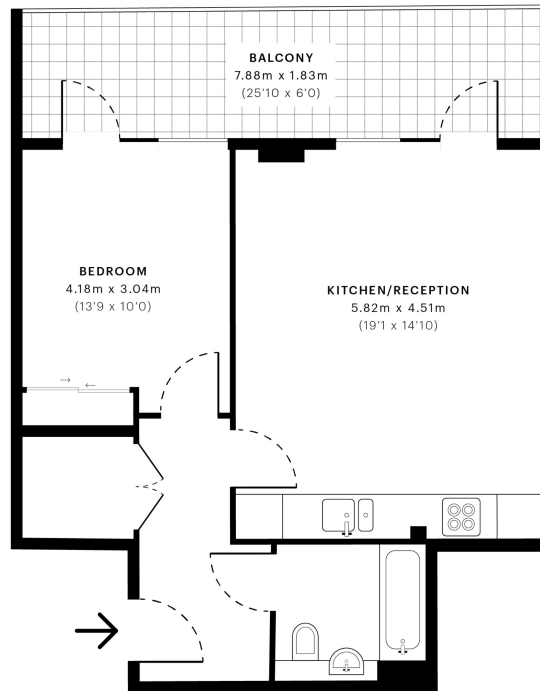


Knatchbull Road, NW10

CAPTURE DATE 16/01/2023 LASER SCAN POINTS 30,266,325

GROSS INTERNAL AREA

52.58 sqm / 565.97 sqft



— Third Floor

GROSS INTERNAL AREA (GIA)
The interior of the property
52.58 sqm / 565.97 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes mezzanine, restricted head height
50.97 sqm / 548.64 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
13.88 sqm / 149.40 sqft

RESTRICTED HEAD HEIGHT
Limited use areas under 1.8m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

PMR 58 RESIDENTIAL: 68.46 sqm / 735.57 sqft
PMR 30 RESIDENTIAL: 43.56 sqm / 466.79 sqft

SPEC ID: 563c29a8517c710dfb63ac1f