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**Fortune Gate Road, Harlesden, London NW10 9RE**  
**£375,000 - Leasehold**



## PROPERTY DESCRIPTION

SOLE USE OF REAR GARDEN...

A well presented TWO BEDROOM GROUND FLOOR FLAT with sole use of REAR GARDEN. The property has been updated by the present owners but does require some updating in the kitchen area.

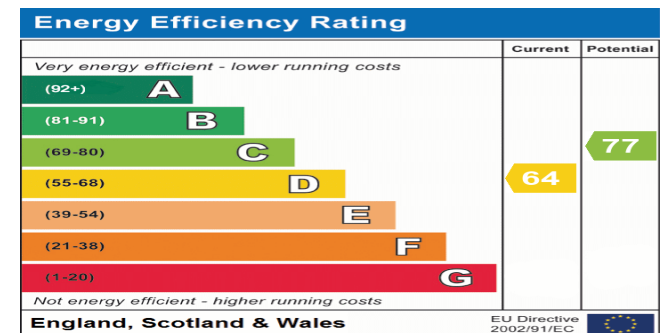
Benefits include BAY FRONTED LIVING ROOM, TWO BEDROOMS, FAMILY BATHROOM, KITCHEN and brick built storage shed at the end of the rear garden.

The property is conveniently located for the beautiful open spaces of Roundwood Park, easy access to Harlesden Bakerloo and overground station and a number of popular local primary schools including St Josephs, Leopold and the ever popular independent school Maple Walk.

We have been advised the leasehold remaining is approx 120 years. Call today for an internal inspection.

## POINTS OF INTEREST

- TWO BEDROOMS
- PRIVATE REAR GARDEN
- GREAT LOCATION
- LEASEHOLD REMAINING OF 120 YEARS APPROX
- RESIDENTIAL ROAD
- CLOSE TO ROUNDWOOD PARK




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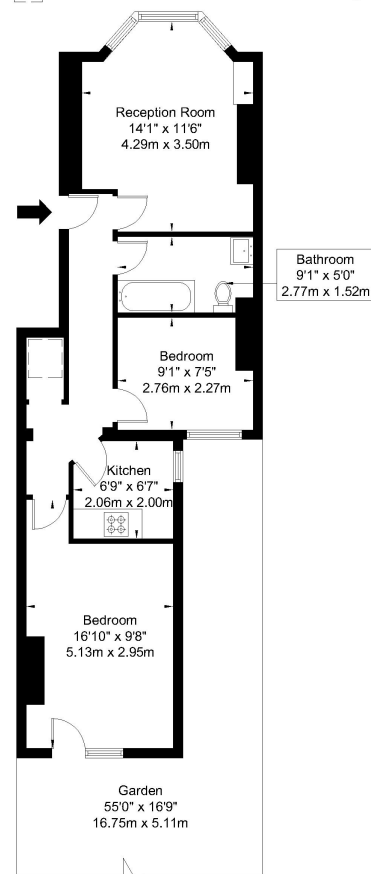
Approx Gross Internal Area = 52 sq m / 570 sq ft

Restricted Head Room = 1 sq m / 678 sq ft

Garden = 63 sq m / 678 sq ft

Total = 116 sq m / 1249 sq ft

 Restricted Head Room



Ground Floor

Ref:

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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