



Mordant Road, Harlesden, NW10 8NU

£299,950

Subject to Contract

- Double bedroom
- Reception room into bay
- Fitted Kitchen/dining room
- Bathroom combined w.c
- Rear garden * Timber style floor
- Long Lease

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	66
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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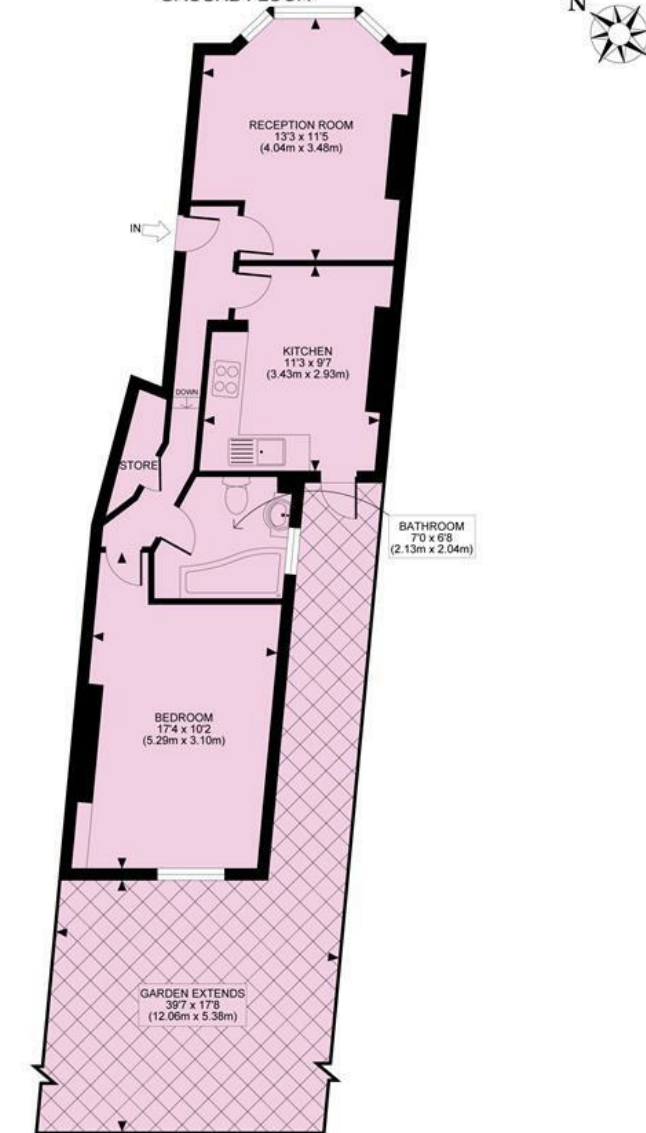
Newly refurbished... well proportioned one double bedroom apartment set on the ground floor of this period two storey house, with sole use of an approximate 50" rear garden, boasting high ceilings, situated only a mere hop of Harlesden (Bakerloo Line) tube.

The property offers in excess of 502sq" comprising of a double bedroom into bay window, reception room over looking garden, door leading out to garden from kitchen/dining room, bathroom combined w.c, additional benefits include timber style flooring and gas central heating throughout.

Most conveniently located, in a side street just off Acton Lane, in close proximity of local shops. Only a stones throw of Harlesden (Bakerloo Line), tube and numerous alternative transport facilities.

WARWICK
ESTATE AGENTS
25 YEARS
EXPERIENCE

MORDAUNT ROAD, NW10
TOTAL APPROX. FLOOR PLAN AREA 502 SQ.FT. (46.7 SQ.M.)
GROUND FLOOR



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All measurements walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent nor zentuvo
www.zentuvo.co.uk

Tenure Leasehold

Price £299,950 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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