



**St. Thomas's Road, Harlesden, NW10 4AH**

**Asking Price £335,000**

Subject to Contract

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	<b>48</b>
(21-38) <b>F</b>	
(1-20) <b>G</b>	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	

- Potential to increase from two to three bedrooms on first floor
- Loft potential subject to usual consents
- Double glazed

- Close to local amenities
- Long lease
- Gas central heating

We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.



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Opportunity to acquire a buy to let... light filled two bedroom apartment, on the first floor of this period style house. Possibility of increasing the rental potential to three bedrooms by reducing the size of the kitchen & the loft subject to the usual consents. In close proximity of the local shopping & transport facilities.

The property offered 621 sq ft of living space, comprising at present of two bedrooms, living room into bay window, fitted kitchen with space for dining table and basic fitted family bathroom. Accessible to Harlesden underground station (Bakerloo Line - Zone 3 & London Overground) as well as 24-hour bus services, schools and Harlesden shopping Centre.

Few minutes' drive to major roads including A404 & A406. The property is being sold chain free.

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