

**Longstone Avenue, Harlesden, NW10 3RL**

**Asking Price £345,000**

Subject to Contract

Energy Efficiency Rating	
	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>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	

Environmental Impact (CO <sub>2</sub> ) Rating	
	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>	

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.

- Sizable two double bedroom apartment
- Eat in kitchen
- Private communal gardens
- Will have a long lease

- Reception room
- Bathroom combined W.C
- Double glazed windows
- No upper chain



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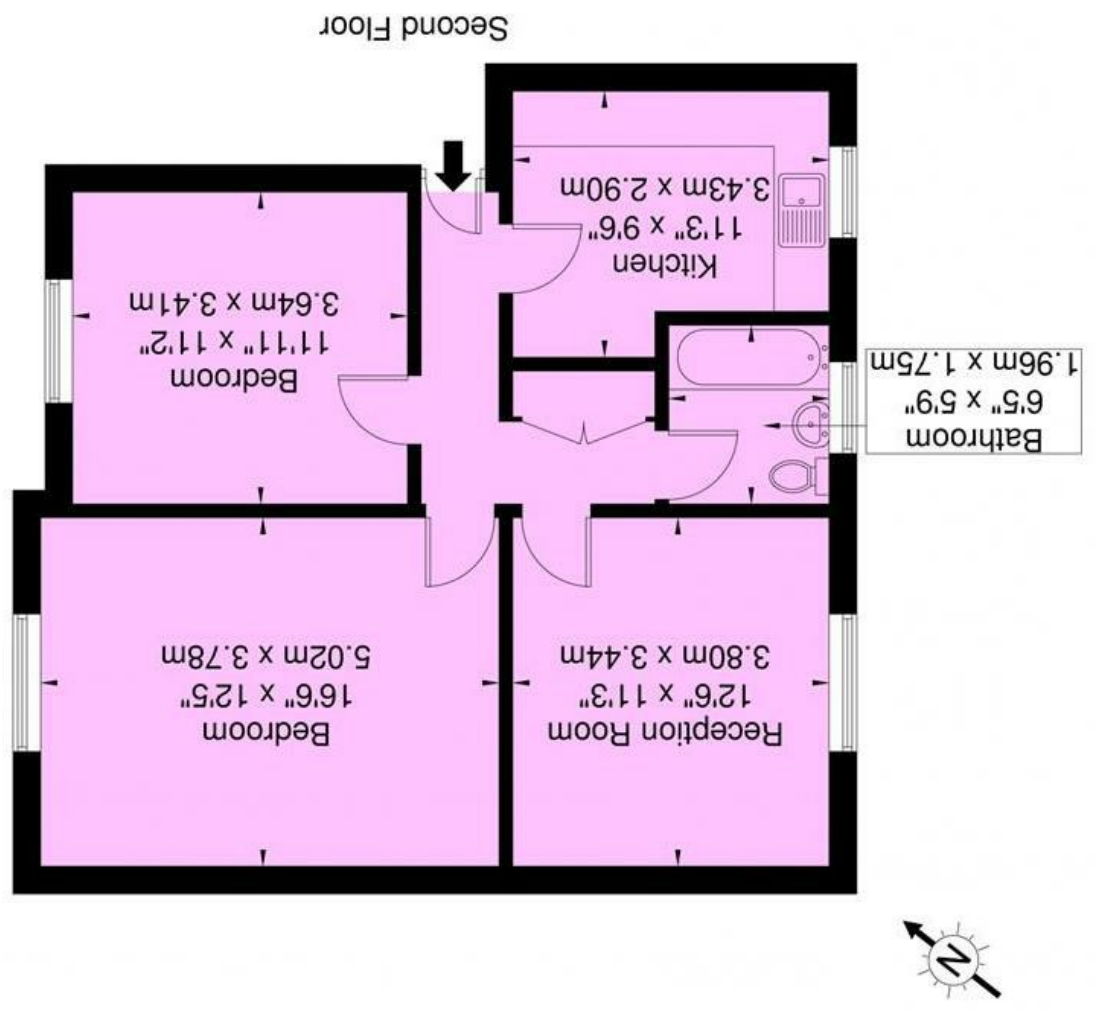


**Longstone Avenue, NW10 3RL**

Blank canvass, which is most generously sized... two double-bedroom apartment on the third floor of this purpose-built low-rise building entered via entry-phone, with communal gardens. Offering a generous 743 sq ft of living space, with a sizable 16 ft reception room, 11 ft eat-in kitchen, and fitted bathroom combined W.C. Located within walking distance of the local shops and transport facilities. Only a stone's throw of the attractive green open spaces of Roundwood Park with its organic café, a variety of local schools, additional amenities, and numerous transport links close at hand.

**Rivington Court, Longstone Avenue, NW10 3RL**

Approx. Gross Internal Area = 69.1 sq m / 743 sq ft



**Second Floor**  
**PLAN**  
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 Ref

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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