



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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

Asking Price £335,000

Subject to Contract

- 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



St. Thomas's Road, NW10 4AH

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.



GROUND FLOOR
APPROX. FLOOR AREA 30 SQ FT (2.8 SQ M.)

1ST FLOOR
APPROX. FLOOR AREA 591 SQ FT (54.9 SQ M.)

TOTAL APPROX. FLOOR AREA 621 SQ FT (57.7 SQ M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure Leasehold

Price Asking Price £335,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



Tel: +44 (0)2 8960 9988
Fax: +44 (0)2 8960 9989

Email: mail@warwickestateagency.co.uk
warwickestateagents.tv | warwickestateagents.co.uk

69 Chamberlayne Road, London NW10 3ND
Tel: +44 (0)20 8960 9988 Fax: +44 (0)20 8960 9989