



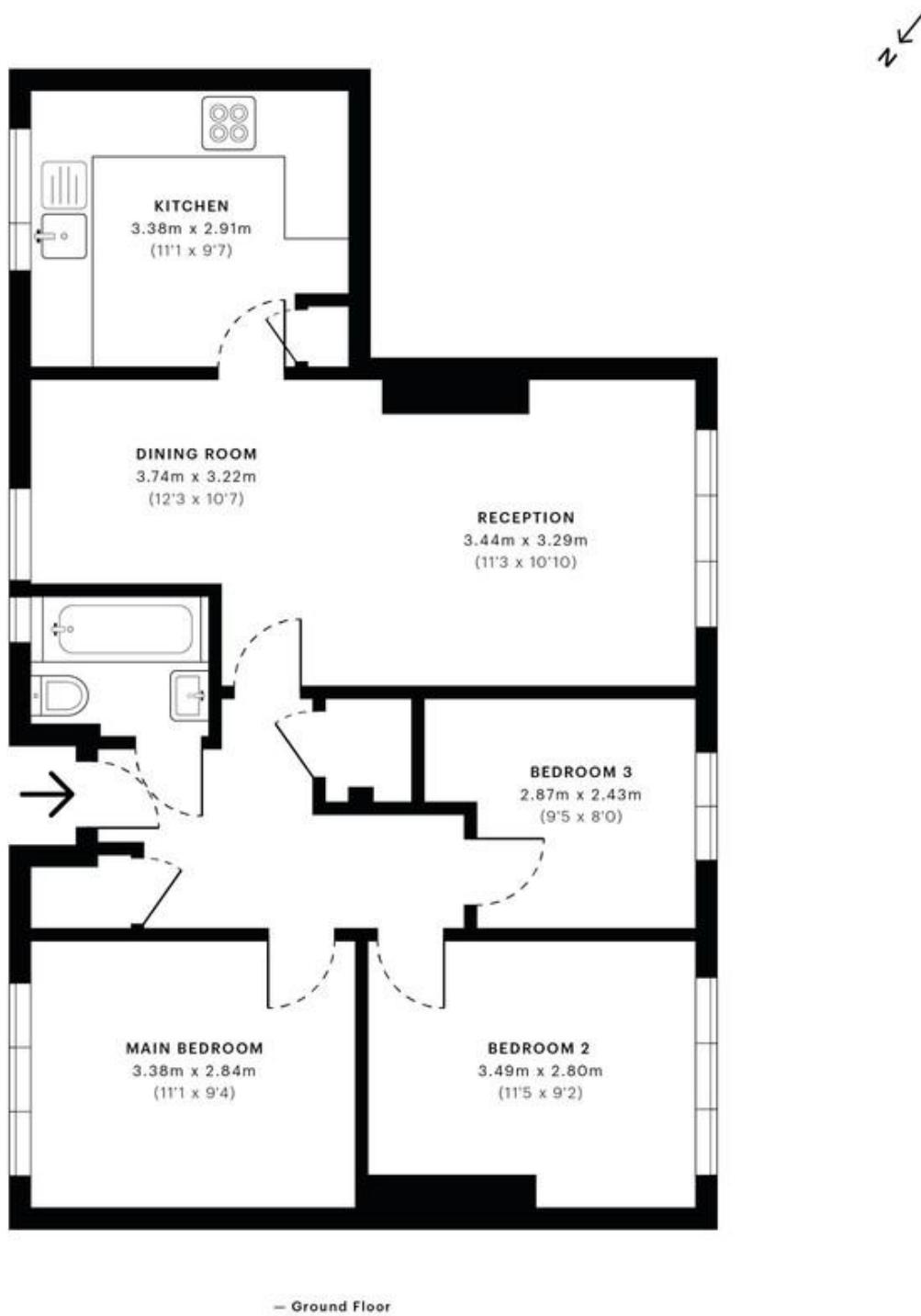
Alfred Nunn House, Chadwick Road, London

£340,000 Leasehold

*** SOLE AGENTS ***

mile.... are pleased to offer for sale this large three bedroom apartment in NW10 walking distance from open green spaces of Roundwood Park. Set on the ground floor within this purpose built block, this generously proportioned apartment offers over 700 sq ft of living space and three bedrooms. Being sold with a long lease and chain free, this property benefits from its own entrance, private courtyard, hard flooring, walking distance to Roundwood Park, and an abundance of light and storage. Chadwick Road is ideally positioned close to all the local amenities of Harlesden is within easy reach of a wide selection of shops, bars and restaurants of Willesden Junction. Maple Walk school and Roundwood Park open space are only a few minutes walk from the property. The nearest station is Willesden Junction (Bakerloo line/Overground).

- Ground floor apartment
- Three bedrooms
- Good condition
- Over 757 of living space
- Own entrance
- Walking distance to open green space of Roundwood Park
- Quiet residential road
- Large XXft reception room
- Private court yard to the front
- Close to shops and transport



GROSS INTERNAL AREA (GIA)
The footprint of the property

70.37 sqm / 757.46 sqft



NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
65.12 sqm / 700.95 sqft



EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.

0.00 sqm / 0.00 sqft



RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with

IPMS-3B RESIDENTIAL 69.19 sqm / 744.75 sqft

MONEY LAUNDERING REGULATIONS 2003: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.