



**Howard Road, London, NW2 6DR**

**£435,000 Leasehold**

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Two double bedrooms | First floor maisonette | £200 ground rent / No service charge | Close to transport links and amenities | 100 years lease remaining | Potential for conversion into the loft STPP

Empire Estates are pleased to bring to the market a generously sized first floor flat, benefiting from two double bedrooms, a large reception and a separate kitchen, a three-piece family bathroom and potential for conversion into the loft STPP. Perfect for a first time buy or an as investment.

Howard Road is a quiet, tree-lined residential street situated close to the ever-popular Gladstone Park and a short distance from multiple transport links including Cricklewood Station (Thameslink), a number of bus routes and road connections including the M1, A406 and A41.

Internal viewings are highly recommended



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56   D	65   D
39-54	E		



12-14 High Road | Willesden | NW10 2QG

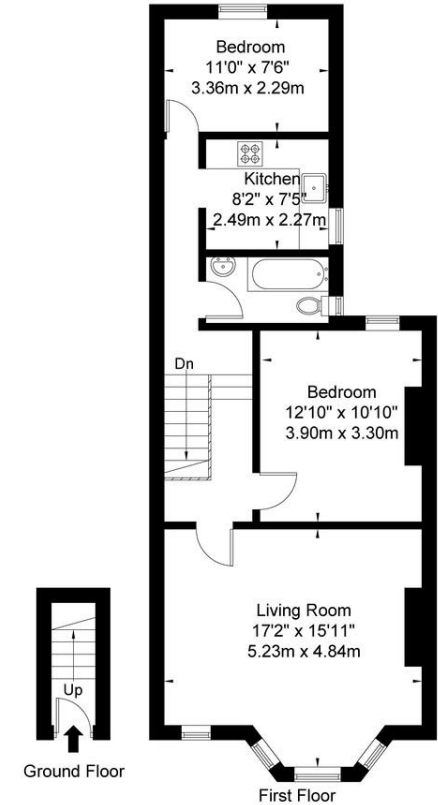
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## Howard Road, NW2 6DR

Approx Gross Internal Area = 65.3 sq m / 702 sq ft



Ref

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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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