

2 Bed Apartment In Nicoll Road Harlesden, Brent, NW10 9AB

£345,000





SHORT DESCRIPTION

Property Ref: 15479 Stylish Two-Bedroom New Build Apartment | Harlesden | Share of Freehold | 10-Year Warranty | Chain Free

We are delighted to present this exceptional two-bedroom apartment, forming part of an exclusive gated development of just four homes in the heart of Harlesden. Offering the highly desirable benefit of share of freehold, this property is ideal for first-time buyers, professional couples, and investors alike — and is available chain-free for immediate occupation or letting. With 50% of the development already sold, early viewing is strongly advised. Finished to an outstanding standard throughout, the apartment features a bright and spacious open-plan kitchen and living area with engineered wood flooring, high ceilings, and large windows that bathe the space in natural light. The fully fitted modern kitchen is equipped with integrated appliances, while the contemporary bathroom benefits from high-quality fittings throughout. The development is accessed via a secure video intercom system with remote door release — perfect for receiving deliveries — and residents benefit from attractive communal front and rear gardens, a dedicated bike store, and well-maintained internal communal areas. With only four apartments in the building, residents enjoy a rare sense of exclusivity and community. Further highlights include double glazed windows throughout and a 10-year new build warranty, providing complete peace of mind for buyers and investors. Perfectly Connected Harlesden Station and Willesden Junction are both within easy reach, offering Bakerloo Line and London Overground services for swift access to central London. The nearby Grand Union Canal towpath provides scenic walking and cycling routes towards Ladbroke Grove, Portobello Market, and Maida Vale, with Paddington just beyond. Westfield London and the open green spaces of Roundwood Park are also close by, alongside a vibrant selection of independent shops, cafés, and local amenities. An Outstanding Investment Opportunity This ready-to-let property sits within a high-demand rental area, benefits from low maintenance requirements, excellent transport connectivity, and strong potential for capital growth in one of West London's most rapidly improving neighbourhoods. With 50% of homes in the development already sold, remaining units are expected to move quickly — early viewing is essential. Property Type: Apartment Full selling price: £345000.00 Pricing Options: Offers in the region of Tenure: Share of Freehold Council tax band: B EPC rating: C Measurement: Bedrooms, Bathrooms, and Living room Outside Space: Front Garden, Shared Garden Parking: NA Heating Type: Gas central Heating Chain Sale or Chain Free: Chain Free



Bed Room(s)



Bath Room(s)



Living Room(s)

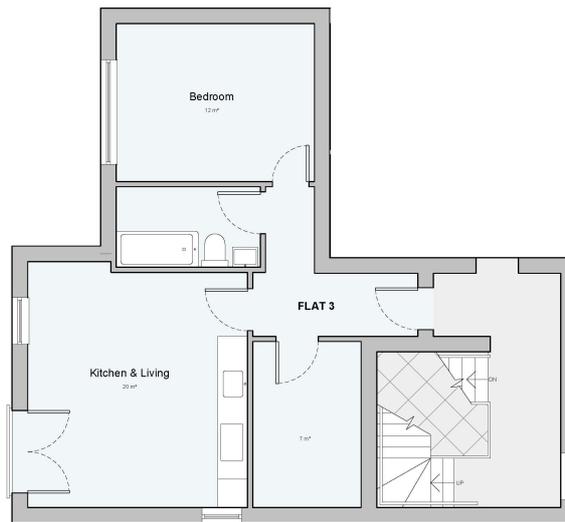
FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

FIRST FLOOR - FLAT 3

Nicoll Road, NW10

APPROX. GROSS INTERNAL FLOOR AREA 538 SQ. FT / 50 SQ.M



FIRST FLOOR
GROSS INTERNAL FLOOR AREA
50 SQ.M

All measurements of walls, doors, windows are shown in standard sizes and do not constitute any warranty or representation for the sake or agent. Any remaining furniture must satisfy the same by inspection or otherwise as to the correctness of the information contained in these plans.

EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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