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2 Bed Apartment In 10 Nicoll Road , Harelsden, NW10 9AB

£335,000











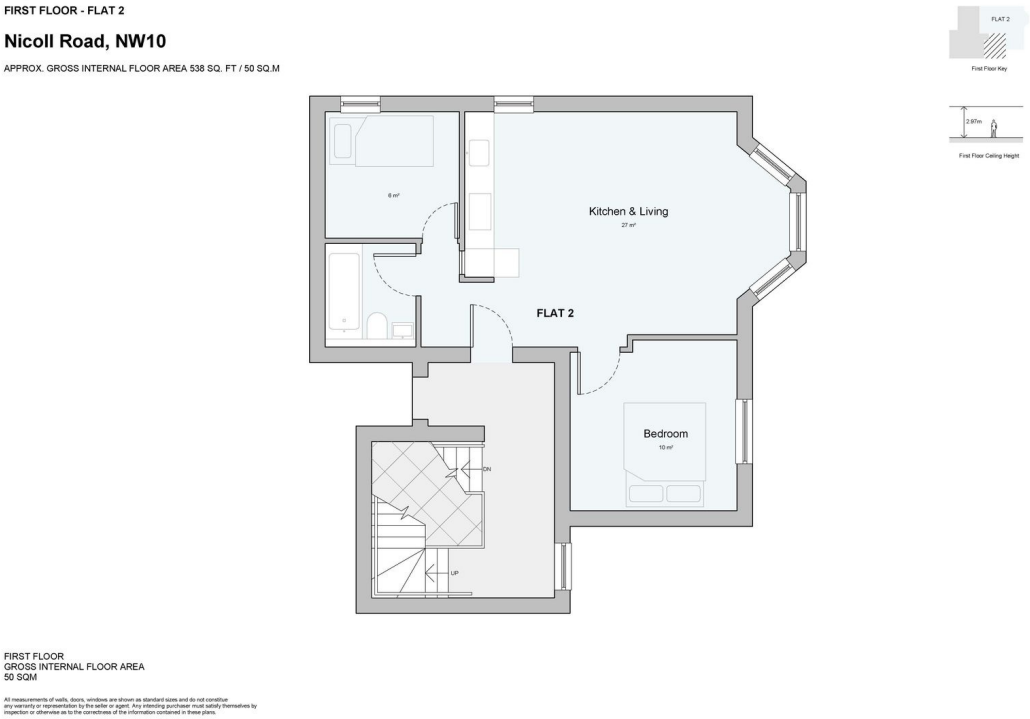
SHORT DESCRIPTION

Property Ref: 16996 FINAL APARTMENT AVAILABLE — the last home in a development of just four, with the other three now sold. Recently improved: the hot water cylinder has been moved out of the second bedroom and into a new cupboard off the hallway, so both bedrooms are now clear. The second bedroom is a single; please see the floor plan. Some images are virtually staged. A bright and airy new-build two-bedroom first-floor apartment, never occupied, with period-style proportions, a characterful bay window, a communal garden, a secure bike store and a share of the freehold with a 999-year lease. Inside, the open-plan kitchen and living area has quartz worktops and fully integrated appliances, alongside large double-glazed windows, engineered wood flooring, energy-efficient lighting and a video entry phone. It combines period-style character with comfortable contemporary living, and comes with the remainder of a 10-year Build-Zone new home warranty (to February 2035). Ground rent is nil, and the building is self-managed by the owners of the four flats, with no managing agent. The service charge is simply a share of the actual running costs, covering buildings insurance, fire safety checks, communal cleaning and gardening, and is estimated at £499 a year. Nicoll Road is a quiet residential street in Harlesden, within easy reach of Willesden Junction and Harlesden stations (Bakerloo line and London Overground). Local shops and open spaces are close by, and Westfield is around 15 minutes by car or 20 minutes by bus. This is a car-free development. The area is set for major regeneration around the new Old Oak Common interchange, currently under construction, which will link the Elizabeth line, HS2 and Great Western services. Chain free with vacant possession, ready to move into. Ideal for first-time buyers and investors alike....

2	1	1
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.



EPC GRAPH

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

Valid until	Certificate number
24 November 2034	9330-3955-8490-2424-4445

Property type	Mid-floor flat
Total floor area	49 square metres

Rules on letting this property

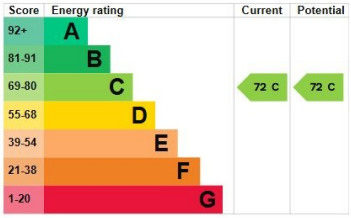
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions.

Energy rating and score

This property's energy rating is C. It has the potential to be C.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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