

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

£345,000



SHORT DESCRIPTION

Property Ref: 16996 FINAL APARTMENT AVAILABLE — Last unit in this new build, detached development of just four. A bright and airy two-bedroom apartment on the first floor of this beautifully designed new build, built with period features and proportions and offered with communal garden, bike store and share of freehold. Thoughtfully designed throughout, the apartment features large double glazed windows including a characterful bay, a modern kitchen with quartz worktops and fully integrated appliances, engineered wood flooring, energy-efficient lighting and a video entry phone — combining period character with comfortable contemporary living. Nicoll Road is a quiet residential road in Harlesden, offering easy access to Willesden Junction and Harlesden Stations (Zone 2, Bakerloo & London Overground), local amenities and open spaces. Just 15 minutes from Westfield, the area is embarking on a period of significant growth with the Crossrail development and two new stations at Old Oak Common and Hythe Road. With only one apartment now available, early viewings are highly recommended. Property Type: Apartment Full selling price: £345000.00 Pricing Options: Offers in the region of Tenure: Freehold Council tax band: B EPC rating: C Measurement: 527.432 sq.ft. Outside Space: Communal Garden, Front Garden, Rear Garden Heating Type: Double Glazing Chain Sale or Chain Free: Chain free Possession of the property: Vacant -----

2

Bed Room(s)

1

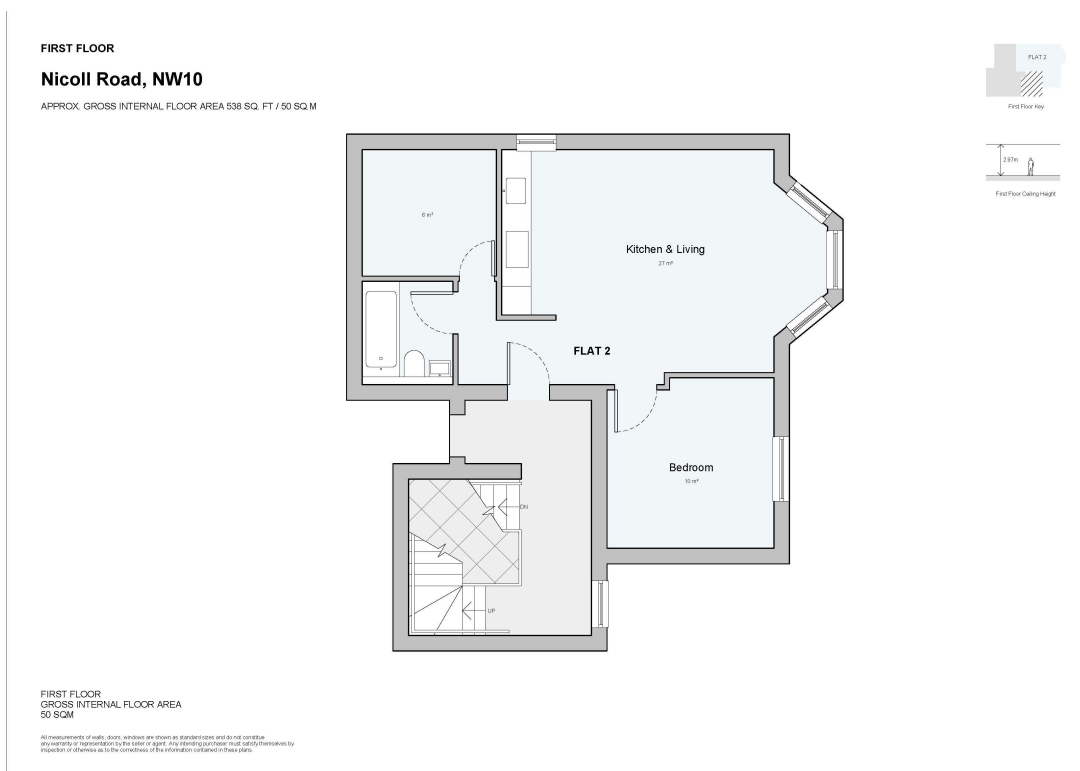
Bath Room(s)

1

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

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Valid until 24 November 2034	Certificate number 9330-3955-8490-2424-4445
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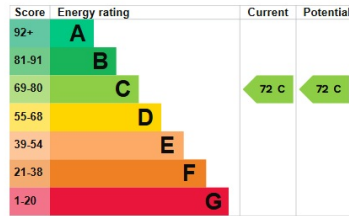
Property type	Mid-floor flat
Total floor area	49 square metres

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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