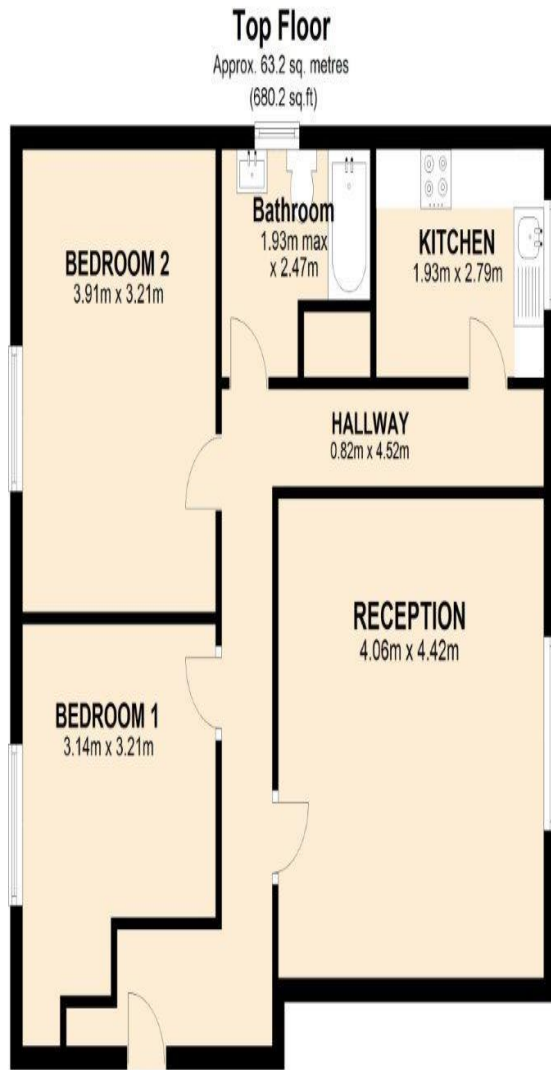




2 Bedroom Flat  
Harwarden Hill  
London NW2

- Top floor
- Refurbished
- Off street parking
- Chain free

Offers in Excess of £325,000  
Leasehold



Total area: approx. 63.2 sq. metres (680.2 sq.ft)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Located on the **THIRD FLOOR** (top) of this modern purpose-built low-rise block is this **TWO DOUBLE BEDROOM** apartment. This spacious home features a recently fitted kitchen and a new bathroom suite along with off street parking. Set within this well-maintained modern development situated within a short walk of Gladstone Park along with both Dollis Hill and Neasden Jubilee Line stations.

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.