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**Churchill & Mathesons**

Neasden Lane, London, NW10 1PH

£288 Per Week



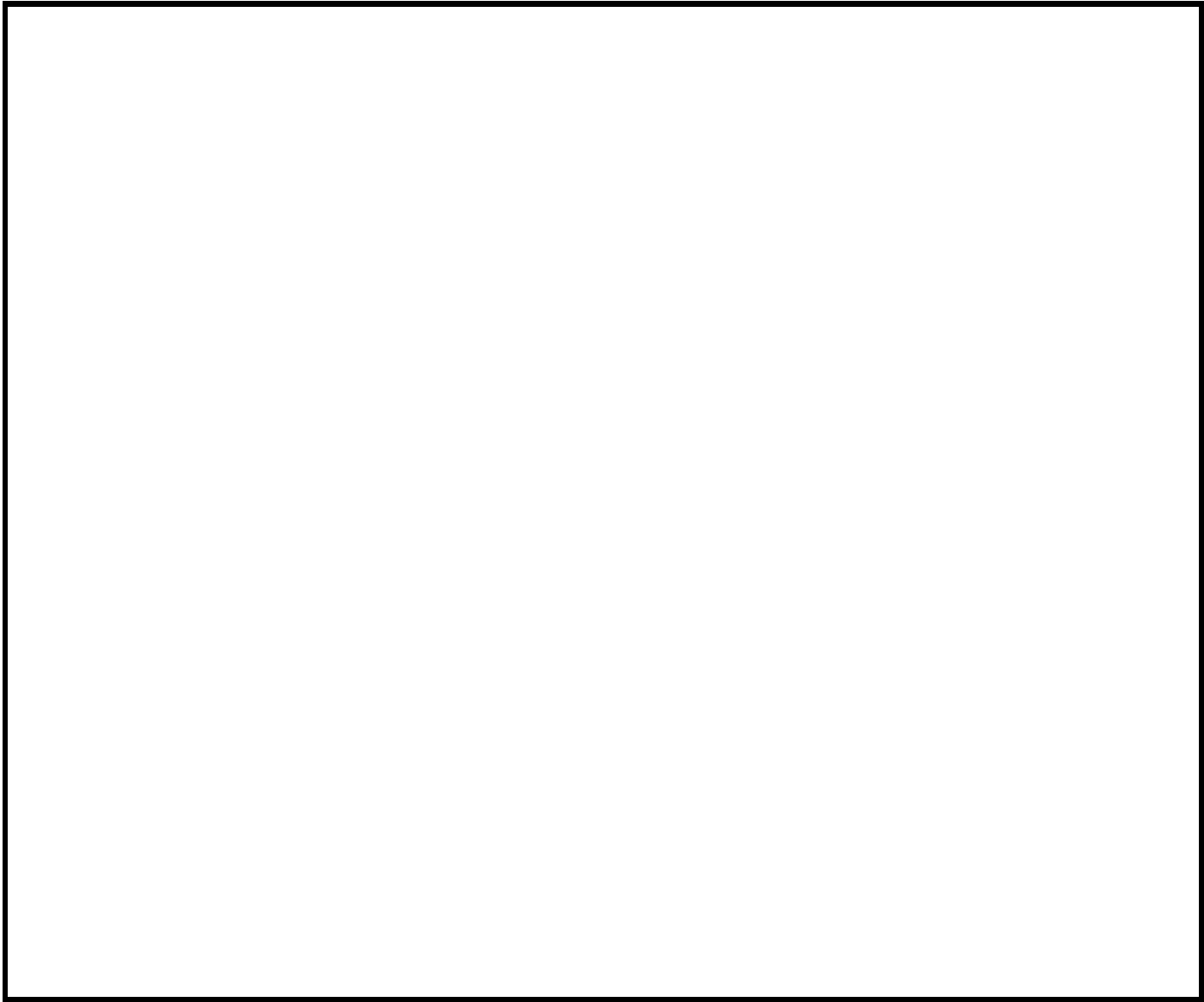
**KEY FEATURES:**

- Spacious self contained studio flat - ELECTRICITY, HEATING/HOT WATER AND WATER RATES INCLUDED
- Own private shower room
- Bright and spacious
- FURNISHED ~ AVAILABLE NOW

Modern studio flat with ELECTRICITY, HEATING/HOT WATER AND WATER RATES INCLUDED

- \* Spacious room
- \* Recently fitted kitchen with integrated appliances including washer dryer
- \* Stylish fully tiled shower room
- \* Decorated in neutral tones, wooden flooring throughout
- \* Offered in good condition throughout
- \* Located very close to Neasden tube station

FURNISHED ~ AVAILABLE NOW ~ EPC Rating B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

**CHURCHILL & MATHESONS ESTATE AGENTS** have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/-6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.