

ARMSTRONG ROAD, LONDON, NW10

£285,000 LEASEHOLD

BEAUTIFULLY PRESENTED ONE BEDROOM GROUND FLOOR FLAT

- 125 YEARS LEASE FROM 2015 – APPROX 116 YEARS REMAINING
- SERVICE CHARGE APPROX £140 PCM
- GROUND RENT APPROX £125 PA

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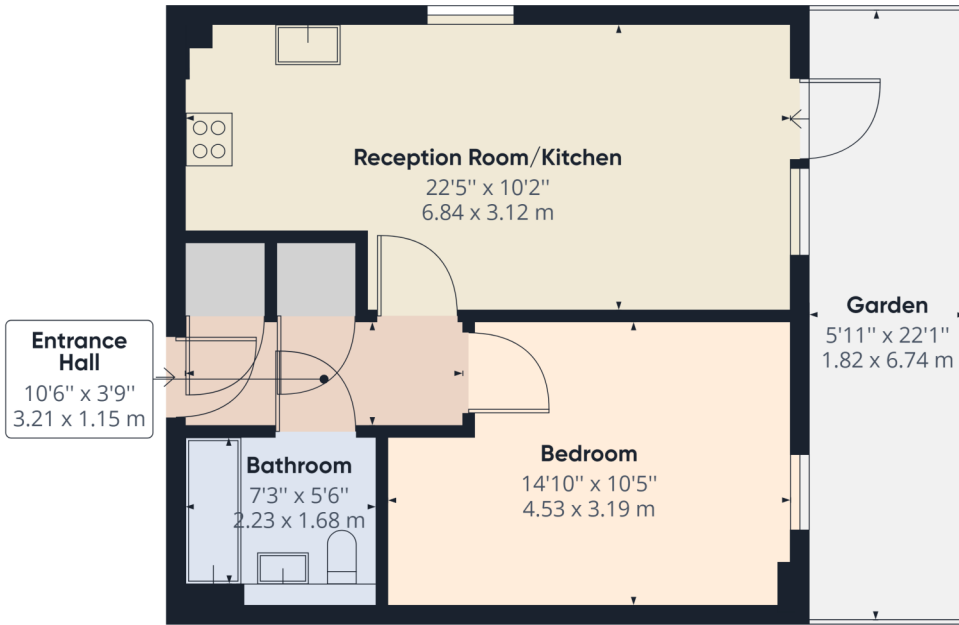


DESCRIPTION: A perfect example of a well sized and beautifully presented ground floor flat comprising of a sleek and radiant open plan kitchen and reception room, generously sized double bedroom, minimalist modern bathroom, and a private patio area perfect for unwinding in the fresh air. Externally, sweeping communal areas present a brilliant hub for families, friends, and neighbours to socialise within the community, and residential parking permits are available. This lovely apartment is situated in a more peaceful patch of this thriving area, yet just a ten minute stroll from the hustle and bustle of Harlesden town centre and only a twenty minute walk from ever popular Willesden Junction, Neasden and their diverse array of transport links, shops, amenities, and dining options. An ideal purchase equally suited for a couple, buy to let investor, or for a first time buyer looking to climb on the property ladder. An internal viewing is a must.



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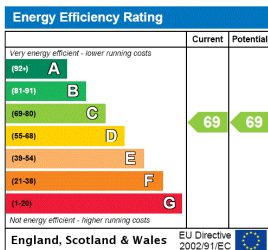
Approximate total area⁽¹⁾
465.53 ft²
43.25 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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