





### 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

Kingsbury | 020 8204 0000 | kingsbury@winkworth.co.uk

## Winkworth

See things differently

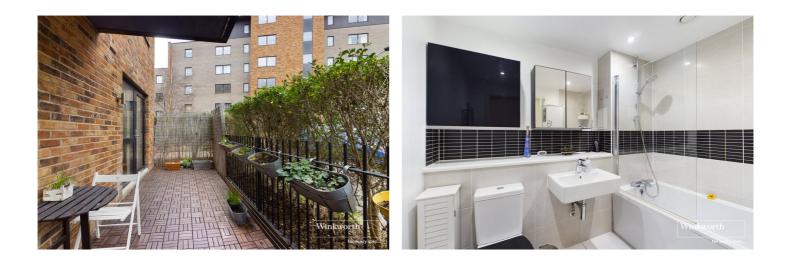


**DESCRIPTION:** A perfect example of a well sized and beautifully presented ground floor flat comprising of a sleek and radiant open plan kitchen and reception room, generously sized double bedroom, minimalist modern bathroom, and a private patio area perfect for unwinding in the fresh air. Externally, 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.





## Winkworth





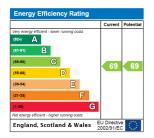


# Winkworth

See things differently



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.



Kingsbury | 020 8204 0000 | kingsbury@winkworth.co.uk



#### winkworth.co.uk

### See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.