



HOWARD ROAD, LONDON, NW2  
**£425,000 LEASEHOLD**

**A WELL PRESENTED TWO DOUBLE BEDROOM, GROUND FLOOR FLAT WITH PRIVATE GARDEN, OFFERED WITH NO-UPPER CHAIN.**

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## LOCATION:

Howard Road is a tree-lined residential street situated close to an array of amenities and the ever-popular Gladstone Park. It is a short distance from multiple transport links including Cricklewood Station (Thameslink), and the new Brent Cross West Station (Thameslink and Midland main line). There are a number of bus routes and road connections including the M1, A406 and A41.



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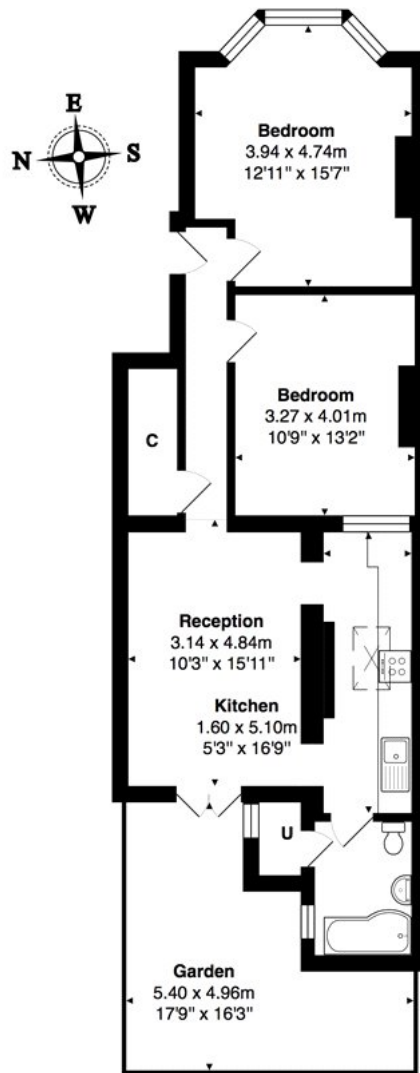


## DESCRIPTION:

This is a lovely flat, comprising of a bay fronted principle bedroom, second spacious double bedroom and semi-open plan reception room and kitchen to the rear. The kitchen is modern with skylight for additional natural light. The bathroom is located completely to the rear of the flat, which is a tiled three piece suite with utility cupboard. French doors off the reception area lead you on to a private patio, which is a great sun trap.

The property has recently benefitted from a decorative freshen up, including new carpets to the bedrooms. Further benefits include a chain-free sale.

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Total Area: 70.1 m<sup>2</sup> ... 754 ft<sup>2</sup> (excluding garden)  
All measurements are approximate and for display purposes only

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.

Energy Efficiency Rating		Current	Potential
Less energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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