



SHAFTESBURY GARDENS, NW10
£350,000 LEASEHOLD

**A GREAT 2 DOUBLE BEDROOM FLAT CLOSE TO
THE CENTRAL LINE WITH OFF STREET PARKING**

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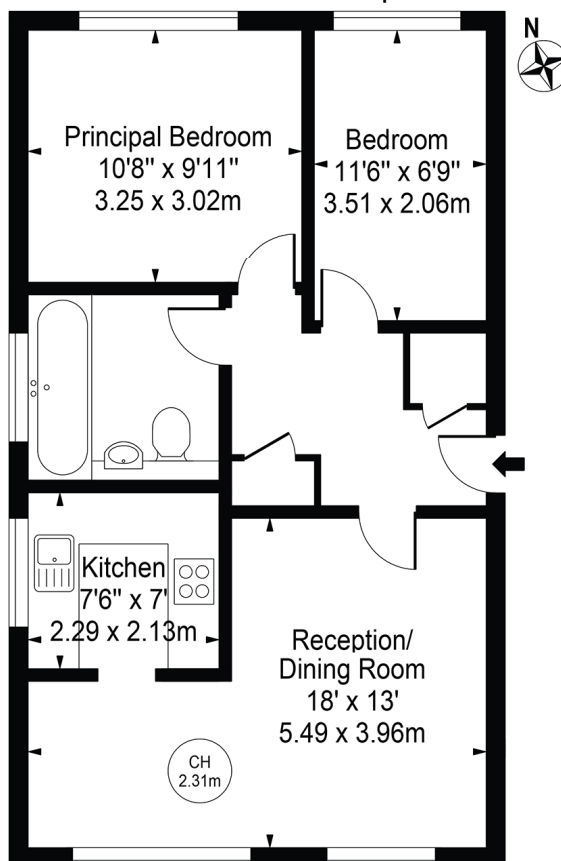
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DESCRIPTION:

This spacious two double bedroom second floor apartment has been cleverly designed with a semi-open plan kitchen and living room. Both bedrooms are doubles and the bathroom is very spacious. The property is ideal for a first time buyer or a rental investor looking for an attractive yield.

The area is going through the UK's largest redevelopment programme as part of the 650 hectare Old Oak Common and Park Royal redevelopment that is looking to transform the residential and office environment of the area.

Shaftesbury Gardens Approx. Gross Internal Area 581 Sq Ft - 53.98 Sq M



Second Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let. Copyright Morriarti Photography & Design LTD

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
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C	76	77
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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