



## Talbot Walk, Church Road, London, NW10

£325,000

2 1

A superb opportunity has risen for a first-time buyer or an investor with this spacious two-bedroom duplex apartment offered to the market with no onward chain. The property is arranged over two floors and offers 863 sq ft,

The second floor provides an entrance to the flat which comprises a large living room and spacious kitchen/diner. The upper floor (third) comprises two generous double bedrooms (one with a private balcony), a family bathroom and a separate WC. The property benefits from plenty of natural light, heaps of storage and views of Wembley stadium. Further benefits include double-glazed windows and gas central heating.

The property is conveniently located to the amenities of Church Road, but also not far from Harlesden High Street. Located almost equidistant are Neasden underground station (Jubilee Line) and Harlesden (Overground). A short stroll away you can enjoy Roundwood Park, and for the motorists, you can access the A406 and M1 easily.

### Floor Area

863 sq. ft.

### Tenure

Leasehold

### Service Charge

£1139.52 per annum

### Ground Rent

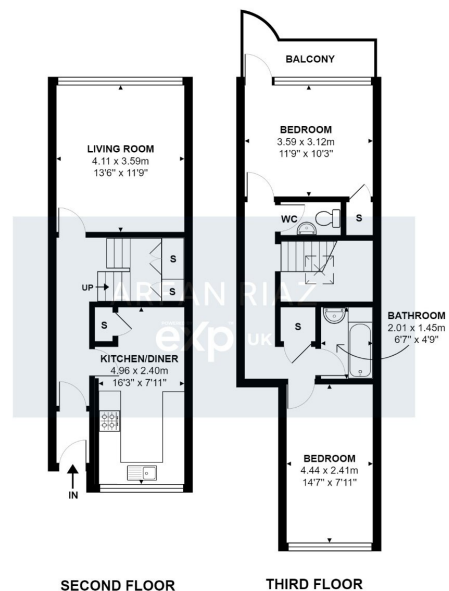
£10 per annum

- QUOTE REF AR0255
- Arranged of the second and third floors
- No chain | Investment opportunity
- Views of Wembley stadium
- Brent Council - Council tax band B
- Two bedroom duplex flat
- Two generous double bedrooms
- Private balcony | 863 sq ft
- Close to local amenities and transport links
- Lease - 92 years remaining



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APPROX. GROSS INTERNAL AREA: 80.1 m<sup>2</sup> ... 863 ft<sup>2</sup> (excluding balcony)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>		64	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

All attempts have been made to ensure the accuracy of this floor plan. All measurements of doors, windows, opening directions, room measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for display purposes only and not to scale. The total floor area is not a guarantee, should be used as an approximation and not be used on the basis of valuation.