



**Central Way, London  
NW10 7FN**

**Price £335,000**

Two bedroom apartment located on the sixth floor presented with modern décor and a clean finish with an abundance of natural lighting throughout.

This modern accommodation benefits from two bedrooms, open plan living room and kitchen with fully integrated kitchen facilities throughout including dishwasher, bathroom and patio doors leading to an outdoor balcony. one allocated parking space.

The apartment is located close to Central Middlesex Hospital and nearby shops such as a large Asda Superstore, restaurants, cafes and bar.

Harlesden Station is just a 11 minute walk away and Park Royal Station a 20 minute walk or 7 minute drive - both providing a fast commuter link to Central London

Lease: 125 Years from 2010 (109 years remaining)

Ground Rent: £250 per annum

Service Charge: Approx. £1300 per annum

Chain free sale

Please refer to floorplan and images.

Please call our office for more information and to arrange a viewing.



## Living Room/Kitchen

## Bedroom 1

## Bedroom 2

## Bathroom

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	83	83
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A	96	96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	96	96
England & Wales		
	EU Directive 2002/91/EC	

