

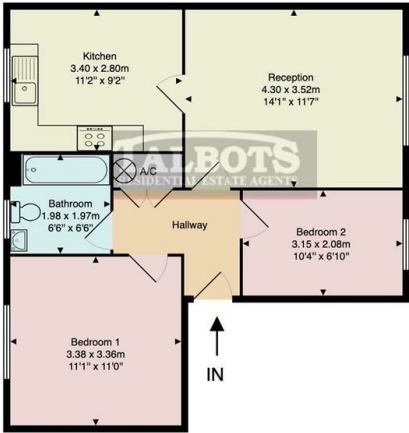


## Harrier Road, London, NW9 5BR

£350,000

- Two Bedroom flat
- Lounge/Dining Room
- Parking Space
- Chain Free / Sole Agents
- First Floor Flat
- New Kitchen/Breakfast Room
- Council Tax Band D
- Close Proximity To Station
- Bathroom/Wc
- Epc Rating C

Ouzel Court,  
31, Harrier Road,  
Colindale, London, NW9 5BR



First Floor

Approx. Gross Internal Area: 52.6 m<sup>2</sup> ... 566 ft<sup>2</sup>

All measurements and areas are approximate only.  
Dimensions are not to scale. This plan is for guidance only and must not be relied upon as a statement of fact.

Directions

Viewings

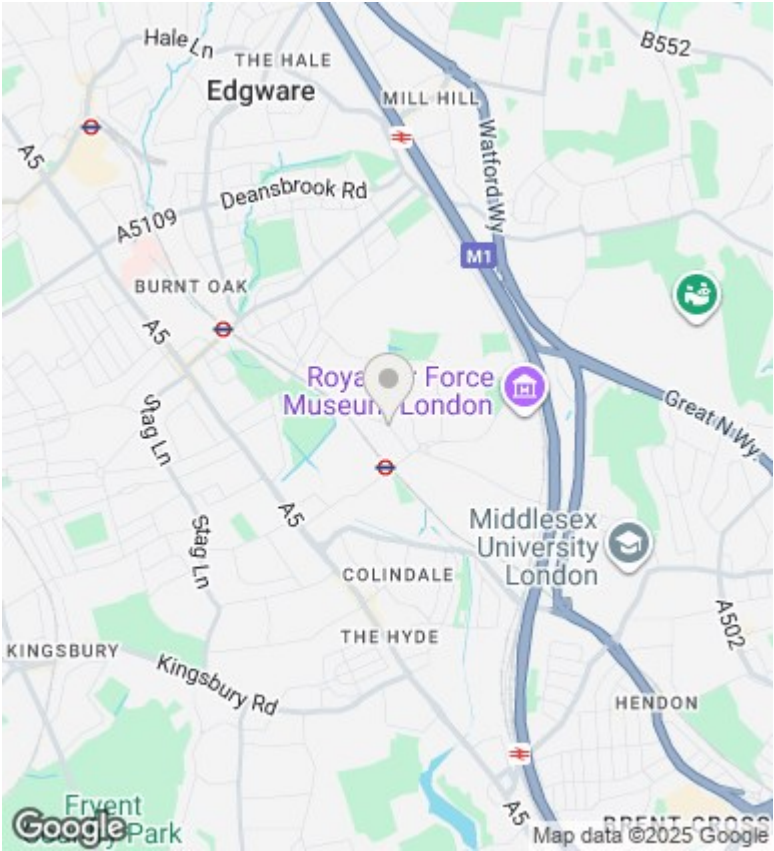
Viewings by arrangement only. Call 020 82025511 to make an appointment.

Council Tax Band

D

EPC Rating:

C



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

No warranty whatsoever can be given by Talbots as to the general state and condition of the property, including electrical wiring, heating systems and plumbing. All measurements are approximate and are stated for guidance purposes only and Talbots can accept no responsibility for errors in measurements. We have not had sight of the legal documents to verify the freehold or leasehold status of the property. A buyer is advised to obtain