



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

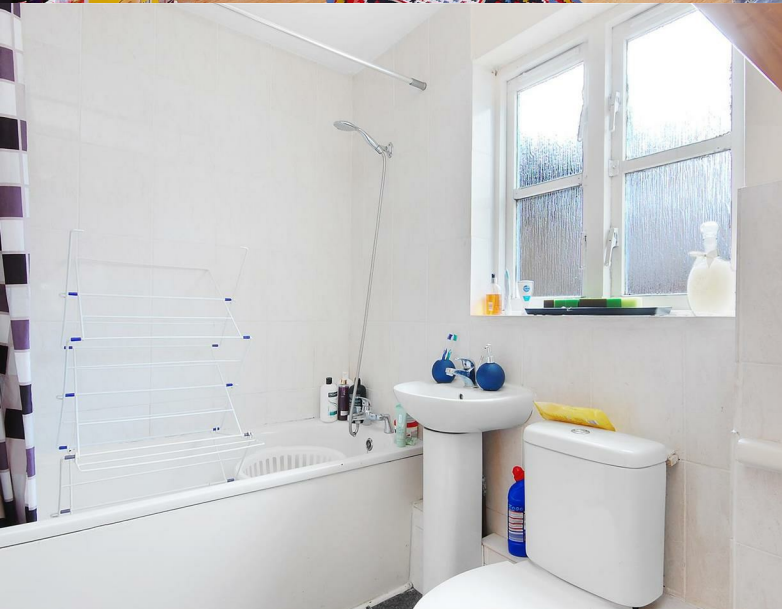
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		56
(39-54) E	52	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Cygnets Close Off Brentfield Road, Harlesden, NW10 8TP

£275,000

Subject to Contract

- Two double bedrooms
- Reception room
- Fitted kitchen
- Partly tiled bathroom combined W.C
- Own entrance * Timber style flooring
- Off street parking



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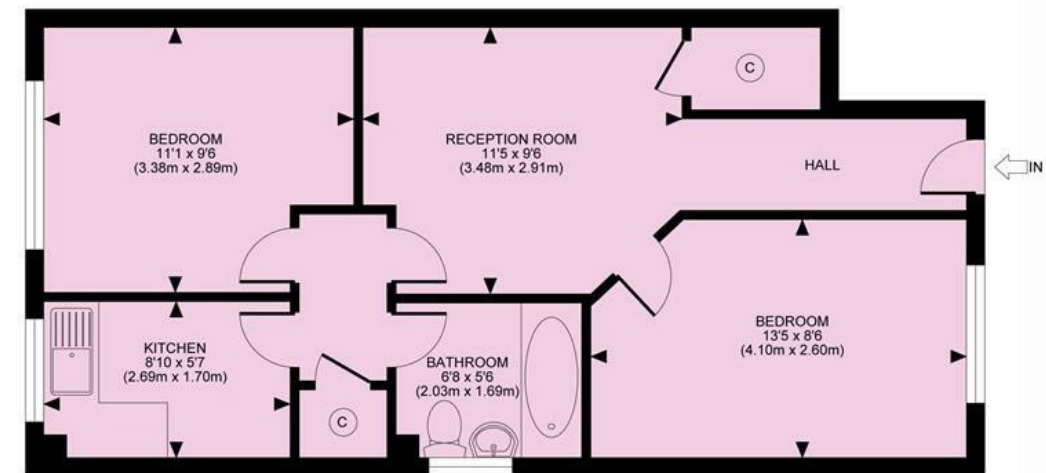
Own entrance... ideal first time buy or buy to let, two double bedroom apartment, set on the ground floor of this small modern low rise purpose built block, which is maintained to a fair standard, surrounded by communal lawns with patio walk ways, own front door from the street, benefits include private off street parking, located within walking distance of local amenities.

The property boasts timber style floorings throughout, comprising of two double bedrooms, reception room, fitted kitchen and white coloured bathroom suit combined W.C.

Located within easy reach of local amenities which include Tesco's & Ikea superstore, transport links, and connections to the main arteries of both London and England, (North Circular and M1 connections).



CYGNETS CLOSE, NW10
TOTAL APPROX. FLOOR PLAN AREA 492 SQ.FT. (46 SQ.M.)
GROUND FLOOR



All measurements walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent nor zentuvo
www.zentuvo.co.uk

Tenure Leasehold

Price £275,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



Tel: +44 (0)2 8960 9988
Fax: +44 (0)2 8960 9989

Email: mail@warwickestateagency.co.uk
warwickestateagents.tv | warwickestateagents.co.uk

69 Chamerlayne Road, London NW10 3ND
Tel: +44 (0)20 8960 9988 Fax: +44 (0)20 8960 9989