



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

Brook Road (off), Neasden, NW2 7BS

£259,950

Subject to Contract

- Double bedroom
- Oak coloured fitted kitchen
- Off street parking * Entry-phone
- Timber style floors in Reception room
- Modern fitted bathroom
- Communal lawns



Brook Road (off), NW2 7BS

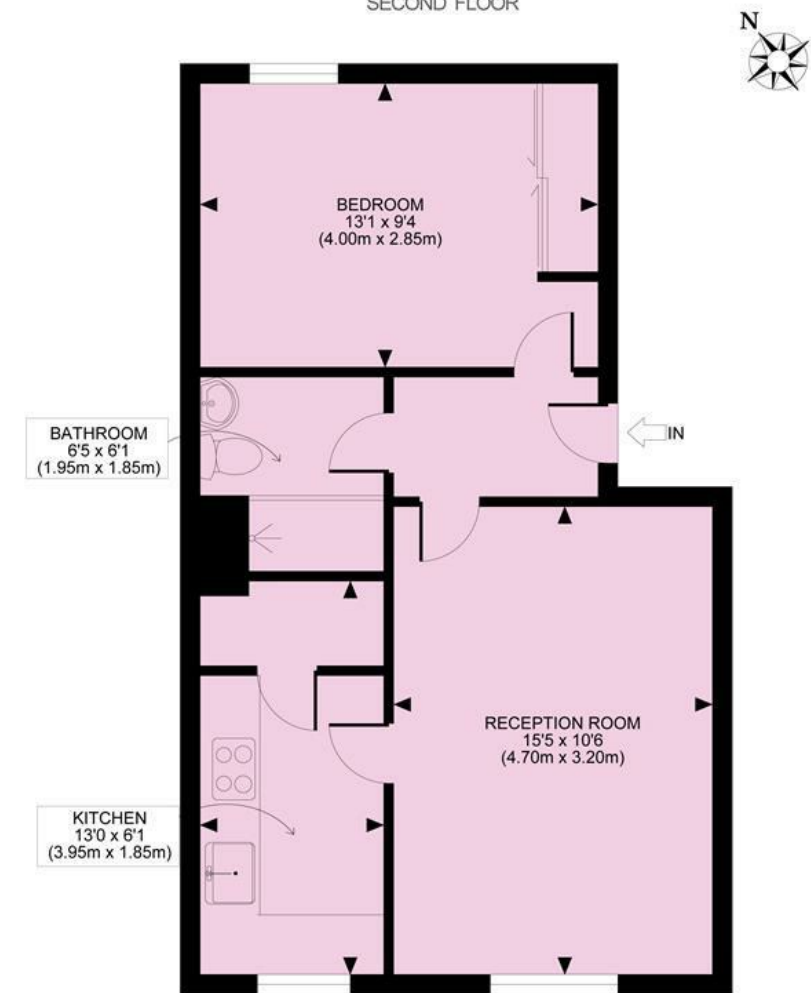
Great first time buy... bright & well proportioned one double bedroom apartment, offered in good decorative order, set on the second (top) floor of this small modern private block, surrounded by communal lawns with patio walk ways, entered via entry-phone access, with the added benefit of off street parking, and in close proximity to a variety of local amenities.

The property boasts timber style flooring, comprising of double bedroom, reception room, fitted stainless steel appliances in Oak coloured kitchen, modern fitted bathroom combined W.C. and double-glazed windows throughout.

Located off Brook Road, within easy reach of train/bus stations, a variety of local shops, which include Tesco's superstore, Ikea, and numerous alternative transport links.



SHEPHERDS WALK, NW2
TOTAL APPROX. FLOOR PLAN AREA 444 SQ.FT. (41 SQ.M.)
SECOND 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 £259,950 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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