

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		

**Princess Road, London, NW6 5QT**

**£899,950**

Subject to Contract

- Four bedrooms
- Kitchen/diner over looking garden
- Private rear garden
- High ceilings in a sizable reception rm
- Family bathroom
- Own entrance \* High ceilings

We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.



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

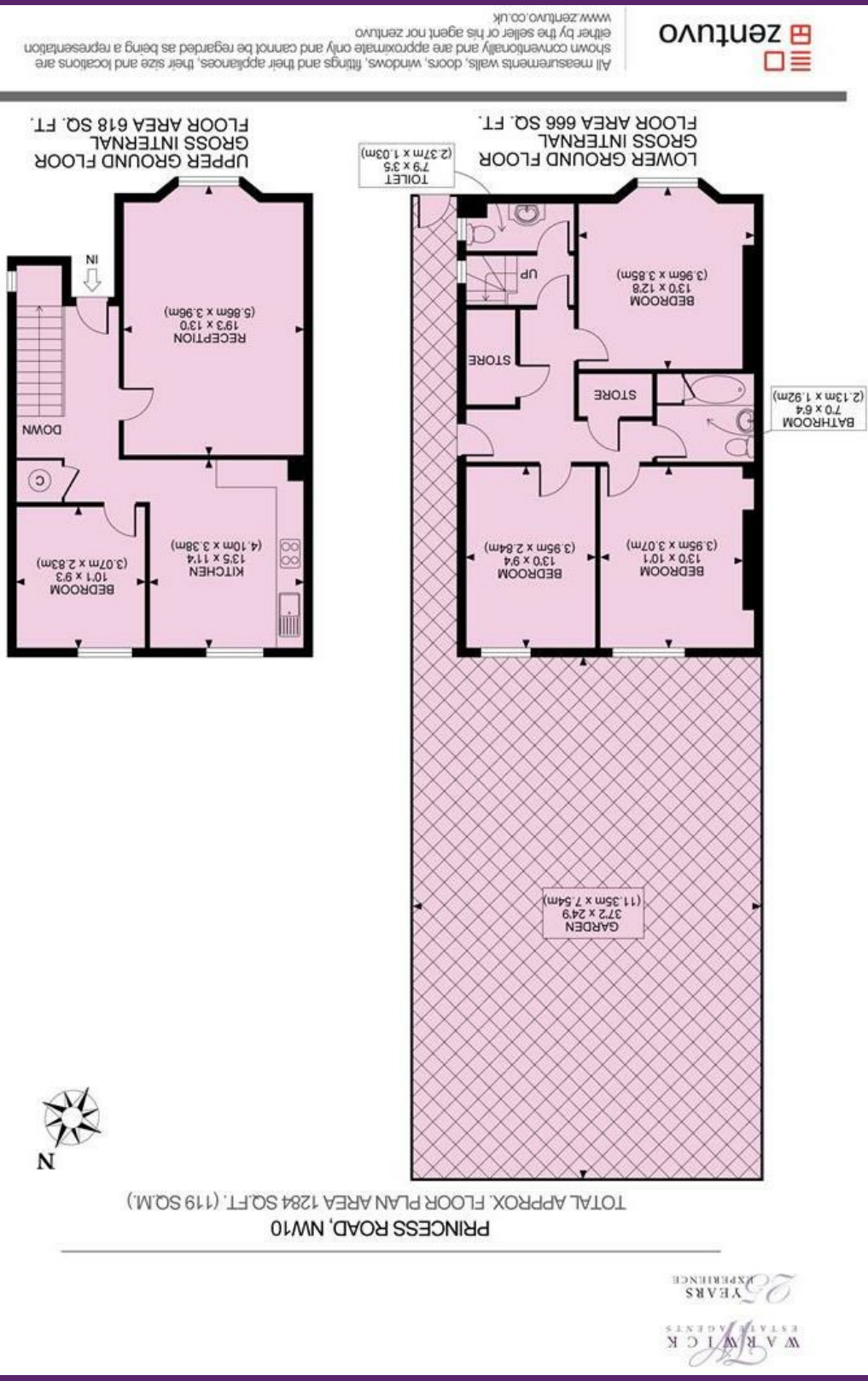


## Princess Road, NW6 5QT

Blank canvass with great potential... own entrance, generously distributed four bedroom maisonette with private rear garden, set on the ground & garden level of this impressive period style house, with the potential to extend the rear of the house, subject to the usual consents. Boasting high ceilings & large sash windows on the upper floor, located in close proximity of an abundance of local amenities.

The property offers in excess of 1284sq" of living space over two floors at present, comprising of high ceilings in a sizable 19" reception room into bay, kitchen/dining room over looking garden, bathroom combined W.C and guest W.C.

Broad tree lined Avenue in equine distance of both Queens Park & Kilburn Park (Bakerloo Line) tube stations, a short walk of a variety of local shops, bars/cafes, restaurants, and in close proximity of Paddington Recreation Grounds and numerous alternative links.



WARWICK  
ESTATE AGENTS  
25 YEARS  
EXPERIENCE

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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

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warwickestateagents.tv | warwickestateagents.co.uk

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Tel: +44 (0)20 8960 9988 Fax: +44 (0)20 8960 9989

