



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Kingfisher Way, Harlesden, NW10 8TZ**

**Offers Over £265,000**

Subject to Contract

- Two bedrooms
- Modern fitted kitchen
- Timber style flooring \* Double glazed

- Sizable 18" reception room
- Bathroom combined W.C
- Communal lawns \* Off street parking





### Kingfisher Way, NW10 8TZ

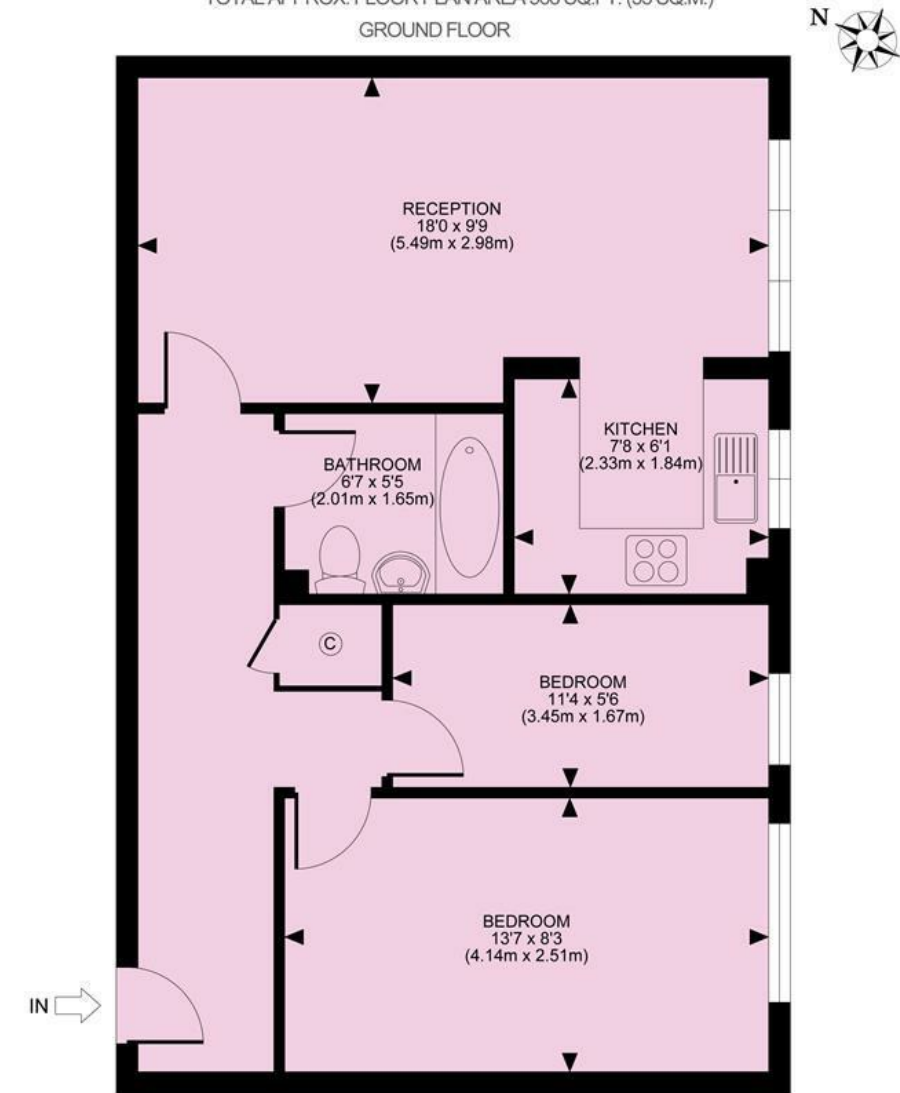
Great opportunity... spacious, well proportioned two bedroom apartment, on the ground floor of this small modern low rise purpose built block, which is maintained to a good standard, surrounded by communal lawns with patio walk ways and entered via entry-phone access, benefits include private off street parking, located within walking distance of local amenities.

The property boasts two bedrooms, sizable 18" reception room, separate modern fitted kitchen; bathroom combined W.C. and double glazed throughout.

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).



KINGFISHER WAY, BRENTFIELD ROAD, NW10  
TOTAL APPROX. FLOOR PLAN AREA 568 SQ.FT. (53 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** Offers Over £265,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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