



**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>	<b>73</b>	<b>76</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	

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Elgar Avenue, Harlesden, NW10 8PG**

**£285,000**

Subject to Contract

- Two double bedrooms
- Open plan kitchen
- Direct access to communal gardens
- Sizable reception room
- Bathroom combined w.c
- Entry-phone \* Off street parking



## Elgar Avenue, NW10 8PG

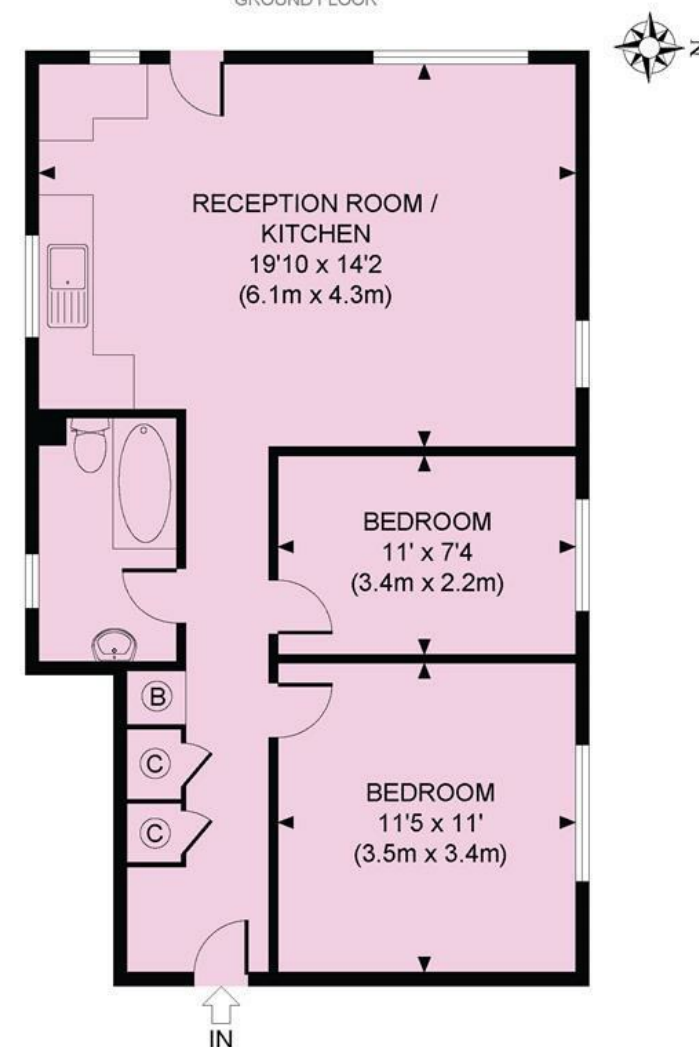
Great opportunity... spacious, well proportioned two double bedroom apartment, set on the ground floor of this small modern low rise purpose built block, which is maintained to a good standard, surrounded by communal lawns with patio walk ways and entered via entry-phone access, benefits include private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

The property boasts two double bedrooms, door leading directly out to the communal garden from a sizable 19' reception room, open plan kitchen; bathroom combined W.C. and gas central heating 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).



TEAL COURT, ELGAR AVENUE, NW10  
TOTAL APPROX. FLOOR AREA 629 SQ. FT. (58.4 SQ. M.)  
GROUND FLOOR



All measurements walls, doors, windows, fitting 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** £285,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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