



Valliere Road, College Park, NW10 6AL

£725,000

Subject to Contract

- Three /four bedrooms
- Door leading out to garden from kitchen
- Corner bath with power shower
- Two/three reception rooms
- Guest w.c with shower
- South/easterly facing rear garden

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		
(69-80) C		
(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	



Valliere Road, NW10 6AL

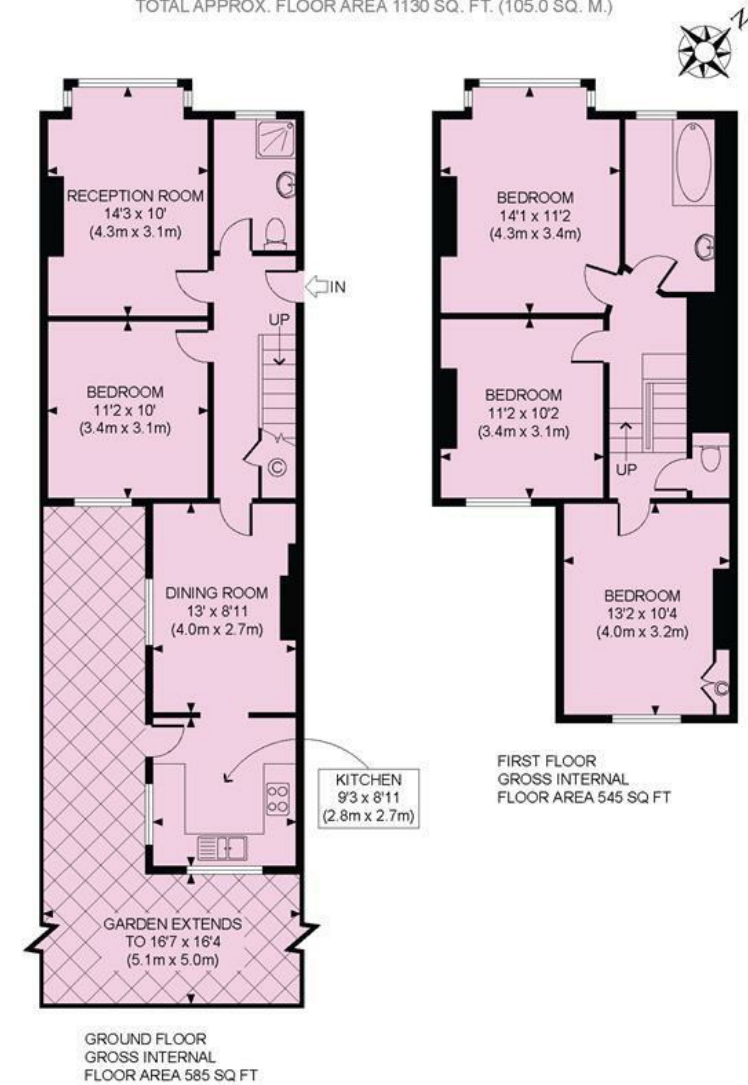
Great opportunity... spacious, well proportioned three/four bedroom mid-terraced period style house, presently over two floors, with the potential of the loft being converted into another living space, subject to the appropriate requirements, boasting south/easterly facing rear garden, located in a quiet village style nest of roads, off Scrubs Lane a short bus ride of the Westfield shopping centre.

The property offers 1130sq" of accommodation, comprising of three double bedrooms on the first floor along with a corner bath & power shower combined W.C., three further double rooms on the ground floor with guest W.C. incorporating shower, additional benefits include gas central heating throughout and period features.

Located in the sought after College Park, stones throw of a variety of local shops, bars/cafes, restaurants, and both Kensal Green/Willesden Junction train stations are close at hand.



VALLIERE ROAD, NW10
TOTAL APPROX. FLOOR AREA 1130 SQ. FT. (105.0 SQ. M.)



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 Freehold

Price £725,000 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