



BRYAN AVENUE, WILLESSEN GREEN, NW10
GUIDE PRICE £550,000

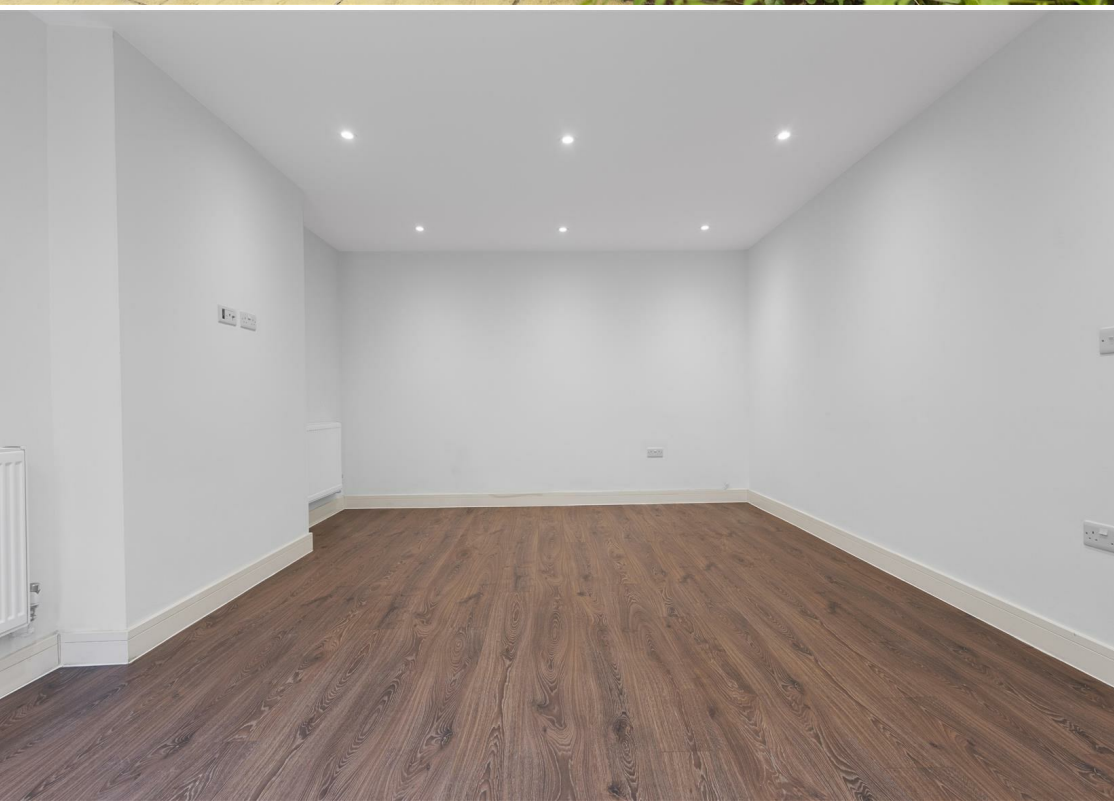
Harris and Company are pleased to present this beautiful three-bedroom, 2 bathroom maisonette located in the highly popular Dobree Estate on Bryan Avenue, NW10. This well-proportioned property offers bright and versatile living space, a private garden, and an excellent location just moments from local amenities and transport links. The front garden will also be included in the sale of the property.

Ideally situated on a quiet residential street, the property is within walking distance of Dollis Hill Station (Jubilee Line), providing easy access to Central London. Nearby Gladstone Park offers beautiful green space, and the vibrant local shops, cafes, and local schools in Willesden Green are all within easy reach.

Perfect for first-time buyers, young families, or investors, this attractive flat combines modern living with classic character in a highly desirable pocket of North West London.

New 125 year lease to be provided on completion. Sole Agent.







30 Bryan Avenue, NW10 2AR



Floor Plan
Approximate Floor Area
808 sq. ft
(75.00 sq. m)

This floor plan was produced for Harris & Company by Visual Imagery. Website:
www.visualimagery.co.uk

While we strive for accuracy in all our floor plans, please note that measurements of doors, windows, and rooms are approximate. Visual Imagery accepts no liability for any errors, omissions, or inaccuracies presented. These plans are intended for illustrative purposes only and should be used as such by any prospective purchaser or lessee. No guarantee is given regarding the gross internal floor area quoted on this plan, and any figures provided should be considered initial estimates only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	77
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	