

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		
	81	

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		

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.

Brondesbury Park, London, NW6 7AT

Guide Price £475,000

Subject to Contract

- One double bedroom aptment with private roof terrace
- Slabs of marble style tiling to floor & walls in bathroom
- Off street parking
- Share of freehold
- Marble style worktops
- Communal gardsems
- Timber style floors nd low voltage lihting throughout
- Video entryphone



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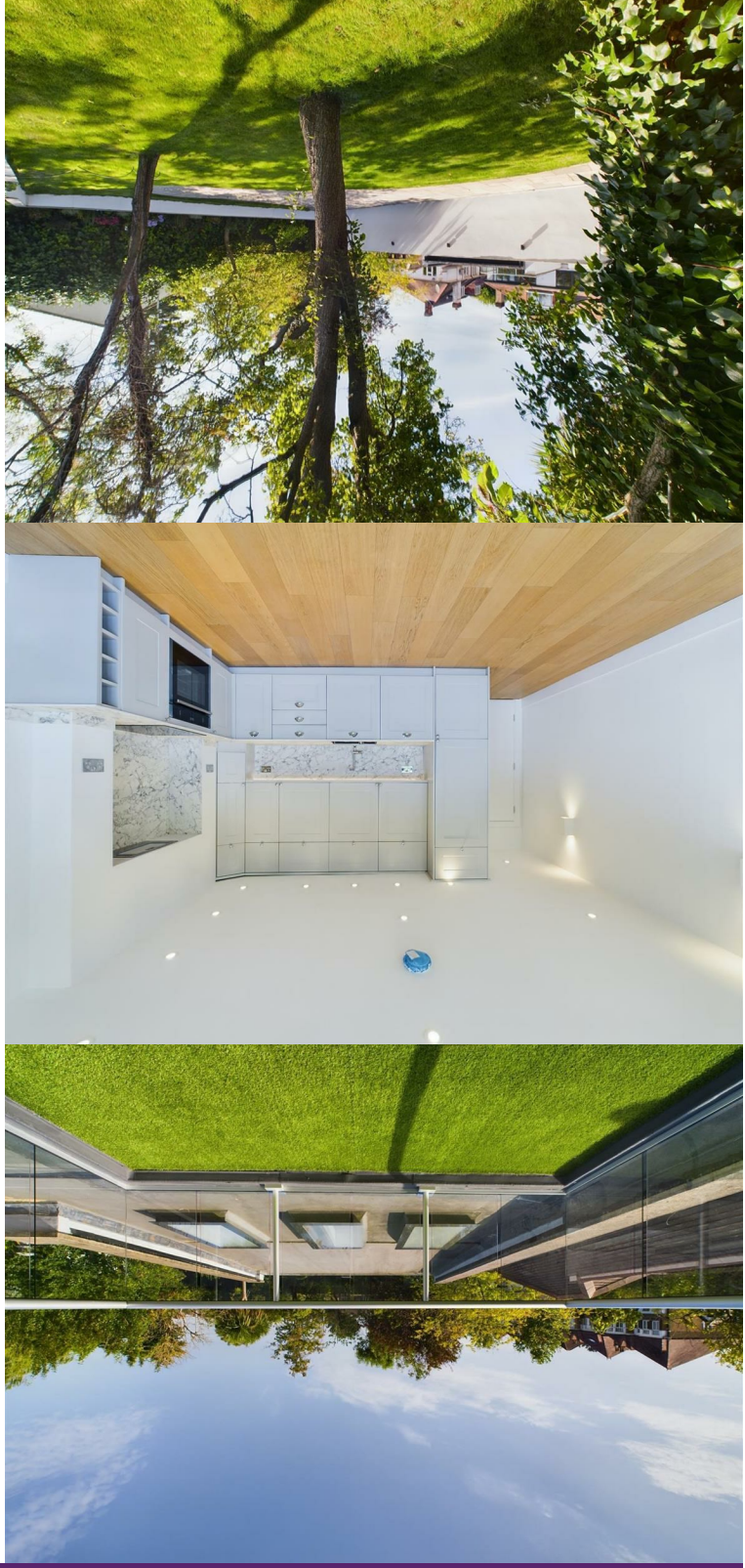
Brondesbury Park, NW6 7AT

In the heart of this salubrious broad tree-lined location... on the first floor

converted detached house with year lease a share of freehold approached via drive and entered via video entry-phone. Converted to specification a one bedroomed apartment with access to rear communal garden with wooden style floors, modern black double glazed doors & windows voltage lighting & underfloor heating throughout.

This imposing first floor studio apartment offers over 425 sq ft of living/entertainment space over one floor, French doors out to private terrace from living space, lacquered newly fitted kitchen marble style worktops, slabs of light style tiling in bathroom incorporating W.C.s.

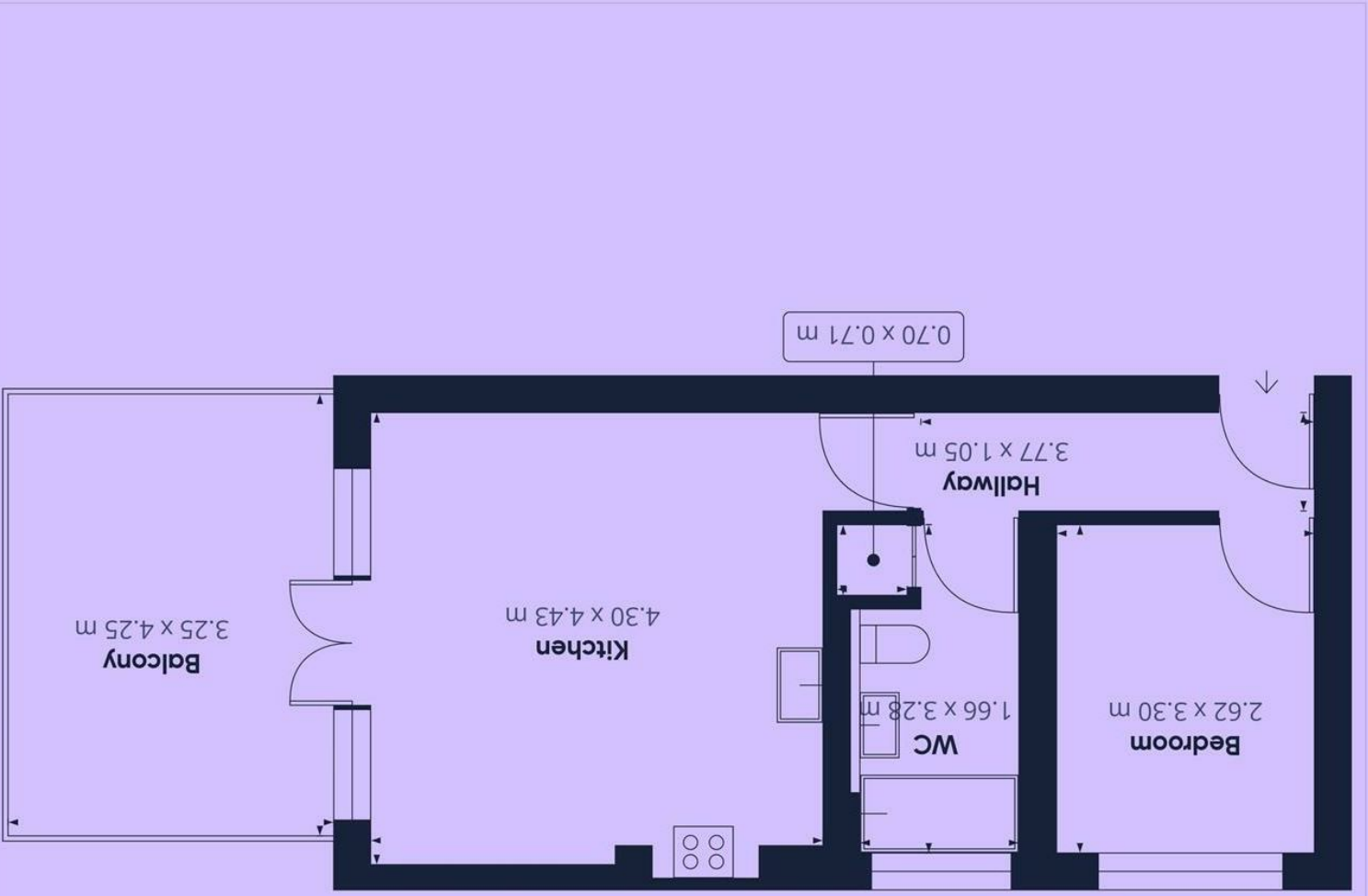
Country-style road in close proximity to over & underground train stations of high streets to hand offering bars/cafes, branded super markets & specialized smaller shops with an abundance of restaurants from all around the world.



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GIRAFFE 360
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area 39.73 m²

