



**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>		
(55-68) <b>D</b>	<b>63</b>	<b>78</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>79</b>
(55-68) <b>D</b>	<b>59</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	

**St. Johns Avenue, Willesden Junction, NW10 4ED**

**Asking Price £425,000**

Subject to Contract

- Elegant house in tree lined road
- High ceilings in reception room
- Modern bathroom combined W.C
- Timber style flooring

- Two double bedrooms
- Separate fitted kitchen
- Gas central heating



### St. Johns Avenue, NW10 4ED

Spacious two double bedroom apartment with private rear garden... on the ground floor of this Victorian period house, in quiet tree lined residential area. Boasting two good size bedrooms, large reception room, fitted kitchen, gas central heating, laminate flooring and own 12m private garden.

Stone's throw away from the bustling Harlesden Town Centre with its array with shops, bars and cafés. Easy access to Harlesden & Willesden Junction tube station, local buses and A404 Harrow Road. The property is offered chain free and comes with long lease. The property also offers potential for further extension subject to the usual planning consent.



**Tenure** Leasehold

**Price** Asking Price £425,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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