

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		54	64
(39-54) E			
(21-38) F			
(1-20) G			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

**Ambleside Road, NW10 3UH**

**Asking Price £399,000**

Subject to Contract

- Two bedrooms
- High ceilings
- No upper chain

- Rear garden
- Modern fitted kitchen

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.



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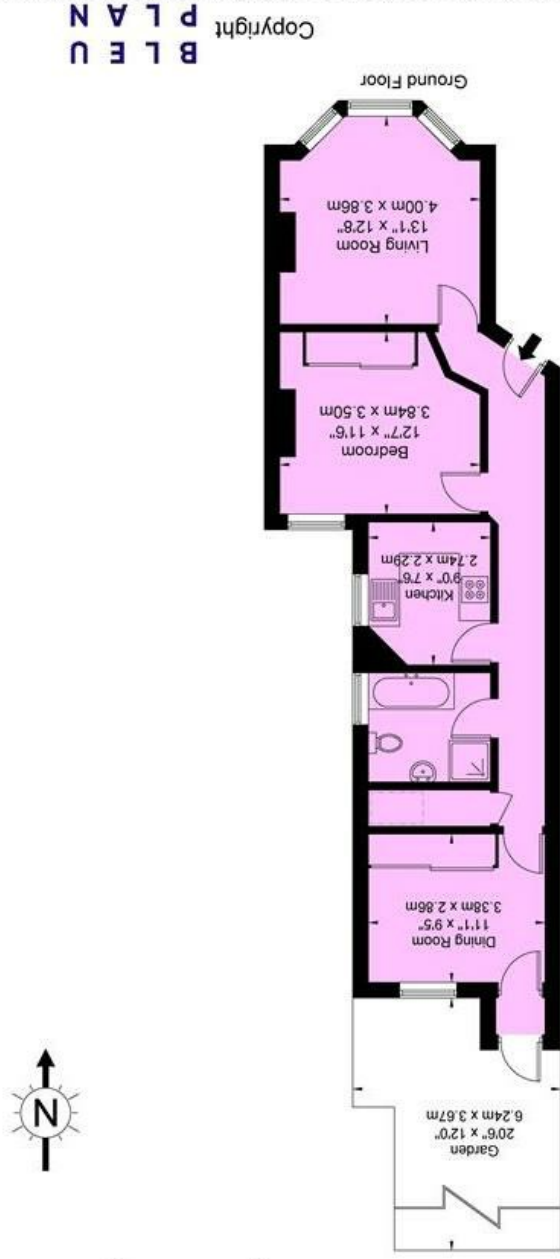
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## Amleside Road, NW10 3UH

Approx. Gross Internal Area = 63.4 sq m / 682 sq ft



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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### Amleside Road, NW10 3UH

Pleanty of potential... well proportioned two double bedroom ground floor apartment with private rear garden located on this quiet residential street, in a short walk of Roundwood Park "parklands" with its organic cafe.

The property offers over 682 sq ft of living space, obtaining the complete ground floor, featuring a spacious reception room, a fitted kitchen with direct access to the garden, two double bedrooms and a modern bathroom.

Further benefits are the property has laminate flooring in the hallway, reception room and carpeted flooring in the bedrooms.

Amleside Road is located close to local schools, shops, numerous transport links and local amenities. Roundwood Park is moments away offering lovely green spaces, basketball and football courts, cafe and a children's play area.

No upper chain

