

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		82	82
(81-91) B			
(69-80) C			
(55-68) D			
(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		94	94
(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.

**Harrow Road, College Park, NW10 5BG**

**Asking Price £385,000**

Subject to Contract

- Doors leading out to balcony from double bedroom
- Dining area
- White coloured three piece white bathroom
- Double glazed windows
- Roof terrace access from reception room
- Fitted kitchen
- Private rear off street parking to rear for £80 per year
- Gas central heating



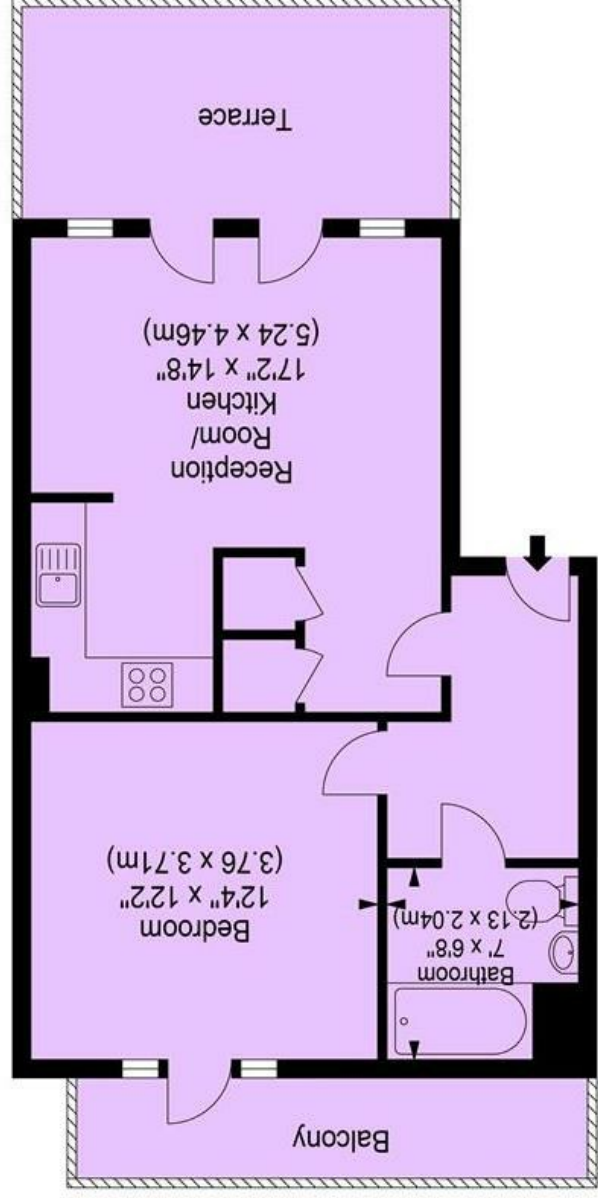
Tel: +44 (0)2 8960 9988  
Fax: +44 (0)2 8960 9989

Email: mail@warwickstateagency.co.uk  
warwickstateagents.tv | warwickstateagents.co.uk

69 Chamberlayne Road, London NW10 3ND  
Tel: +44 (0)20 8960 9988 Fax: +44 (0)20 8960 9989

# Dugdale Court, Harrow Road, NW10 5BG

Approx. Gross Internal Area 522 sq ft - 48.49 sq m



Ref  
Copyright THEBLEUPLAN  
Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only  
While we do not doubt the floor plan accuracy and completeness, you or your advisors should  
conduct a careful, independent investigation of the property in respect of monetary valuation

## Harrow Road, NW10 5BG

Stunning... immaculate contemporary style one double bedroom apartment, boasting balcony & sizable private roof terrace on the third floor of this recently built low rise development, entered via entry-phone access, benefiting from off street parking and communal central lawns, only a stones throw of local amenities.

The property offers 522 sq ft of living space, with gas central heating, comprising of French doors leading out to secluded terrace from the reception room, stainless steel appliances in modern fitted kitchen, fully tiled bathroom & combined W.C, and double glazed doors & windows throughout.

Situated in a most convenient of locations, offering a variety of local bars/cafes, restaurants and shopping facilities at your fingertips, walking distance of both Kensal Green & Willesden Junction over/underground train stations, numerous alternative transport links that include a short bus ride to Westfield's shopping centre and Central London.



69 Chamberlayne Road, London NW10 3ND  
 Email: mail@warwickestateagency.co.uk | warwickestateagents.tv | warwickestateagents.co.uk  
 Tel: +44 (0)20 8960 9988 Fax: +44 (0)20 8960 9989

Tel: +44 (0)2 8960 9988  
 Fax: +44 (0)2 8960 9989

