

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			

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			

**Longstone Avenue, Willesden Junction, NW10  
3RL**

**Asking Price £349,950**

Subject to Contract

- Two double bedrooms
- Eat in kitchen with views over the garden
- Communal central gardens
- Entry-phone access
- 16 ft reception room with fireplace
- Bathroom combined W.C
- Off street parking

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.



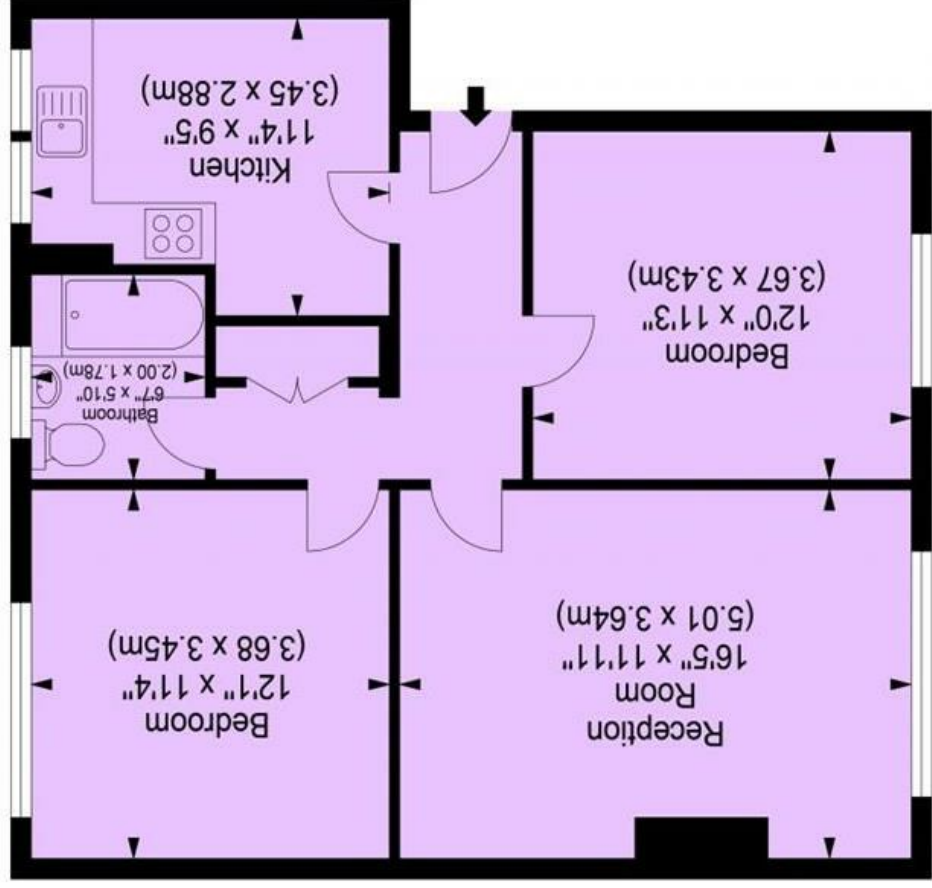
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# Rivington Court, Longstone Avenue, NW10 3RL

Approx. Gross Internal Area 699 sq ft - 64.91 sq m



Rel THEBLUEPLAN  
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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

## Longstone Avenue, NW10 3RL

Clean, tidy, and most generously sized...  
two double bedroom apartment on the  
third floor of this purpose-built low rise  
building entered via entry-phone, with  
communal gardens. Offering a generous  
750 sq ft of living space, with sizable 16  
ft reception room, 11 ft eat-in kitchen and  
fitted bathroom combined W.C. Located  
within walking distance of the local shops  
and transport facilities.

Only a stone's throw of the attractive  
green open spaces of Roundwood Park  
with its organic café, a variety of local  
schools, additional amenities and  
numerous transport links close at hand.



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