



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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) A		
(81-91) B		
(69-80) C		72
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

### St. Marys Road, Willesden Junction, NW10 4AY

Asking Price £420,000

Subject to Contract

- Extended side return creating a spacious three double bedroom apartment
- Modern fitted kitchen with dishwasher
- Timber style flooring
- Family bathroom combined W.C
- No upper chain
- Doors to garden from sizable lounge
- Guest W.C
- Own entrance from street level
- Share of freehold



## St. Marys Road, NW10 4AY

A beautifully extended and recently refurbished three double bedroom apartment with private garden... occupying the entire ground floor of a charming period-style house, this exceptionally well-designed three-bedroom apartment benefits from its own private entrance and the sole use of a south-easterly facing rear garden. Recently refurbished to a high standard throughout, the property features new timber-style flooring, low voltage lighting, and offers an impressive 834 sq ft of stylish living and entertaining space.

The accommodation includes a generous 17 ft open-plan kitchen/reception room with high ceilings, bespoke cabinetry, and stainless steel integrated appliances. There are three spacious double bedrooms, a modern sandstone-tiled family bathroom, and an additional guest WC—perfect for both family living and professional sharers.

Located on a tree-lined residential street, the apartment is ideally positioned within walking distance of Willesden Junction and Harlesden stations (Bakerloo Line and Overground), as well as an excellent selection of local cafés, bars, shops, and alternative transport links.

Available now, this outstanding property combines period charm with modern living, and early viewing is highly recommended.



ST MARY'S ROAD, NW1  
TOTAL APPROX. FLOOR PLAN AREA 834 SQ.FT. (77.5 SQ.M.)  
GROUND FLOOR



All measurements walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent nor zentuovo  
[www.zentuovo.co.uk](http://www.zentuovo.co.uk)

**Tenure** Share of Freehold

**Price** Asking Price £420,000 Subject to Contract

Viewing by appointment, through joint sole agents Warwick Estate Agents



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