

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

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.

**Bruce Road, London, NW10 8RE**

**Asking Price £315,000**

Subject to Contract

- One double bedroomed first floor apartment
- Contemporary fitted kitchen with granite worktops
- Modern fitted shower room
- Wooden style flooring
- Sash windows
- Gas central heating
- Off street parking
- No upper chain



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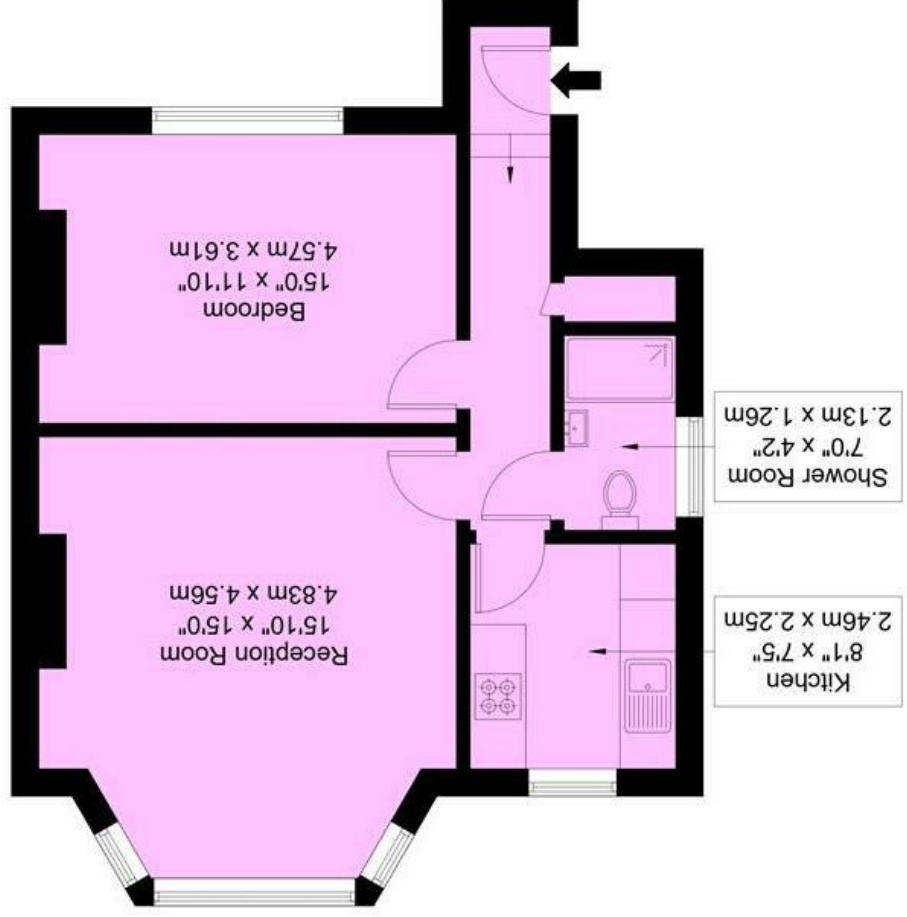
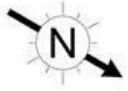


**Bruce Road, NW10 8RE**

Beautifully presented & well-proportioned first-floor apartment in a charming Victorian semi-detached house... newly redecorated, boasting full of character, this generous one-bedroom home perfectly blends period features with contemporary comfort, elegant sash windows that fill the space with natural light making it an ideal choice for professionals, couples, or investors, located in a side road in close proximity of local shops and transport facilities. The property offers of 547sqft of living space, featuring a spacious reception room with high ceilings, creating a warm and inviting environment and decorative cornicing. Contemporary fitted kitchen with compound worktops and well-designed storage, while the bedroom offers generous proportions and solid wood flooring throughout a bright and inviting home. Off-street parking adds further convenience.

**Bruce Road, NW10 8RE**

Approx Gross Internal Area = 50.8 sq m / 547 sq ft



First Floor

Ref :  
B L E U  
P L A N  
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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. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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