



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	62
(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	

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.

**Randall Avenue, London, NW2 7RN**

**Asking Price £725,000**

Subject to Contract

- Four well-proportioned bedrooms
- Bright and spacious living room
- Additional downstairs shower room
- Off-street parking & Garage accessed via shared driveway
- Ample potential to extend (subject to planning permission)
- Modern, fully fitted kitchen
- Family bathroom with separate WC
- Attractive, low-maintenance rear garden
- Double glazing throughout 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

## Randall Avenue, NW2 7RN

A Beautifully Presented Four-Bedroom Family

Home on the Neasden & Dollis Hill B situated on a popular residential road the open green spaces of Gladstone offers a perfect balance of comfort well-maintained and spacious family convenience, and future potential.

The home comprises four generous bedrooms, a modern and fully fitted kitchen, bright and spacious living room, a bathroom with a separate WC, an additional downstairs shower room, a rear, a well-kept, low-maintenance provides a lovely space for outdoor or entertaining.

Further benefits include off-street parking garage accessed via a shared driveway, gas central heating, and extension (subject to planning permission).

The property enjoys excellent transport with both Neasden and Dollis Hill Underground Stations (Jubilee Line) nearby, providing easy access to Central London amenities are just moments away at Express, Costa Coffee, and a variety and services.



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

Email: mail@warwickestateagency.co.uk  
warwickestateagents.tv | warwickestateagents.co.uk

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



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS JPM5 3C standard. GIRAFFE 360

Approximate total area 142.2 m<sup>2</sup> 1530.63 ft<sup>2</sup>

