



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	54	54
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Purves Road, Kensal, NW10 5TB

£1,100,000

Subject to Contract

- Four double bedrooms
- Granite work tops in fitted kitchen
- Two contemporary style bathrooms
- High ceilings to through lounge
- Dining area * Guest w.c
- Fishbone floors * Low voltage lighting



Purves Road, NW10 5TB

Truly stunning four double bedroom mid terraced period style house, that has recently undergone full extensive refurbishment to a high standard, with high quality fixtures and fittings throughout, which include fitted Fishbone flooring throughout the ground floor, additional benefits include rear garden and access to a two tiered flat roof area, only a stones throw of the local amenities.

The property offers 1526sq" of living/entertaining space, over three floors, boasting from high ceilings in through lounge, large dining area leading on to an extended fully fitted contemporary style white Lacquered kitchen with Granite work tops, two marble tiled bathrooms, guest W.C, and low voltage lighting.

Purves Road is central to both Kensal Green/Rise train stations, Chamberlayne & Harrow Road numerous varieties of local shops, bars, cafes/restaurants, Ladbroke Grove/Portobello Market is within walking distance, and alternative transport facilities.



Tenure Freehold

Price £1,100,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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