

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	64
(39-54) E	
(21-38) F	
(1-20) G	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	

Coles Green Road, London, NW2 7ER

Asking Price £375,000

Subject to Contract

- Spacious one double bedroom apartment
- High ceilings
- Wood style floorings
- Private rear garden
- Modern fitted eat in kitcehn

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.



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

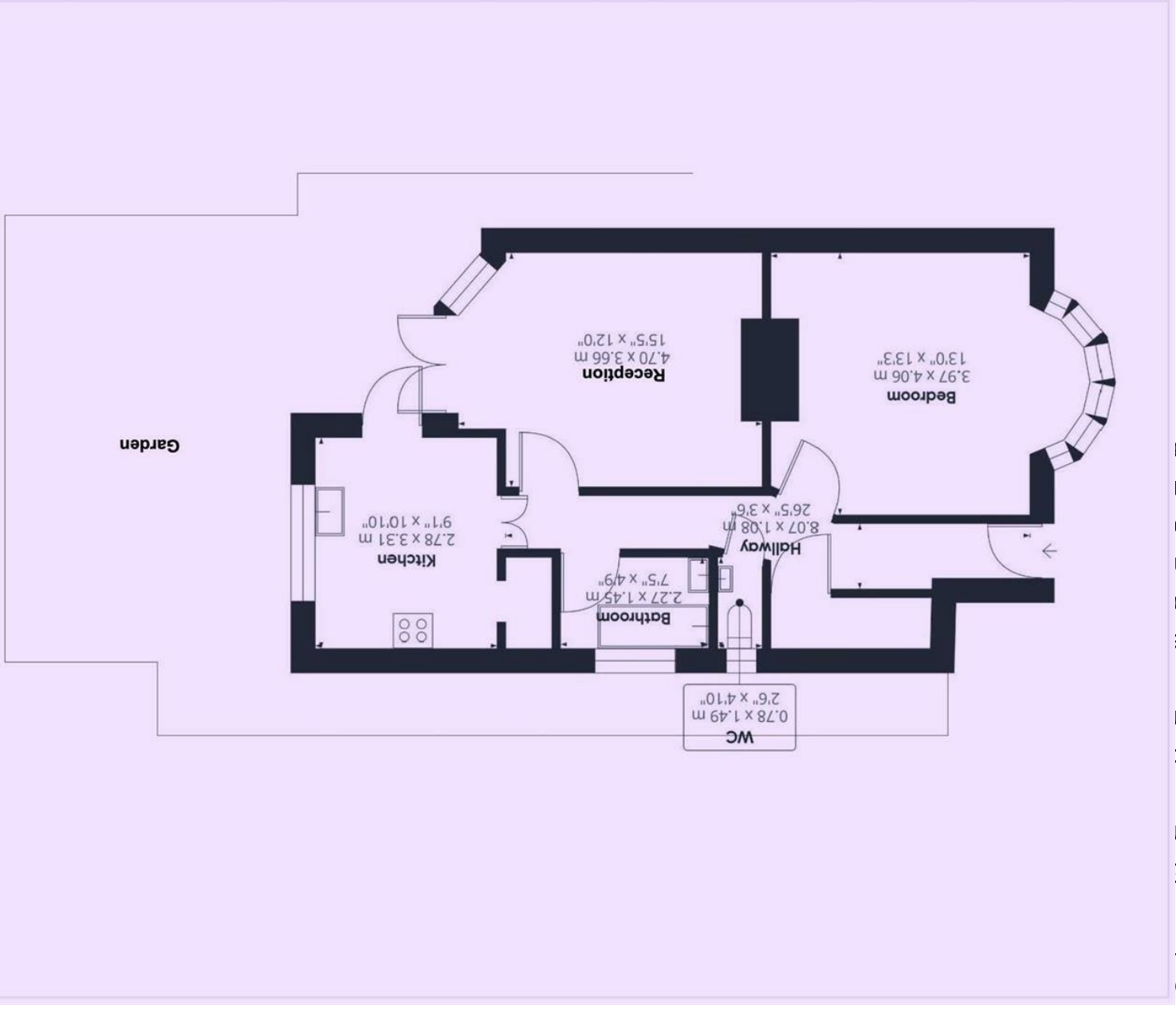
Email: mail@warwickstateagency.co.uk
warwickstateagents.tv | warwickstateagents.co.uk

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

Coles Green Road, NW2 7ER

Modern well maintained... generously

proportioned one double bedroom apartment benefiting from private garden on the ground floor of detached house. Offering over 60 of living accommodation over on with wooden style flooring, high & double glazing throughout, local walking distance of local amenities French doors leading out to garden from modern fitted grey la kitchen with space to eat in, double bedroom large into bay window, fitted white bathroom and separate



flyp

Approximate total area 57.67 m² 620.76 ft²

(1) Excluding balconies and terraces

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 IPMS 3C standard.

GIRAFFE360



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