

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

Environmental Impact (CO ₂) Rating		Current	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			

Roundwood Road, Willesden Junction, NW10 9UL **Asking Price £300,000**
Subject to Contract

- Opportunity, Blank canvass
- Private rear garden
- Rear room leading onto garden
- Two double bedrooms
- 66 year lease at present

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.



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Roundwood Road, NW10 9UL

Investment property... two double bedrooms ground floor apartment with private rear garden, converted out of this mid-terraced house. Located within close proximity to the beautiful open spaces of Roundwood Park.

The property is a generous 688 sq ft consisting of high ceilings in bay fronted living room, a separate kitchen, a bathroom combined W.C., two double bedrooms, and leading on to a private rear garden is a rear room. The property requires internal refurbishment and is an ideal first-time or investment purchase, the current lease has an unexpired term of approx 67 years and would need an extension.

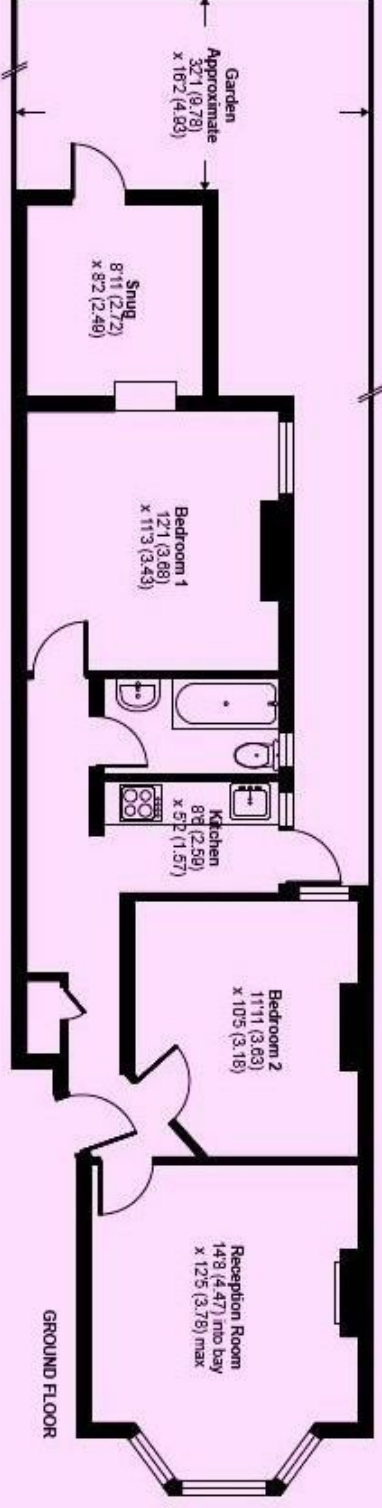
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Roundwood Road, London, NW10

Approximate Area = 688 sq ft / 64 sq m
For identification only - Not to scale



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