





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	62	82
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC 	

Letchford Gardens, London, NW10 6AN

Asking Price £725,000

Subject to Contract

- Three double bedrooms
- French doors leading out to garden from fitted kitchen with hardwood worktops
- Guest W.C
- Panelled doors
- Wood flooring in reception room into bay
- Sizable bathroom combined W.C
- Timber style floors
- Private rear garden



Letchford Gardens, NW10 6AN

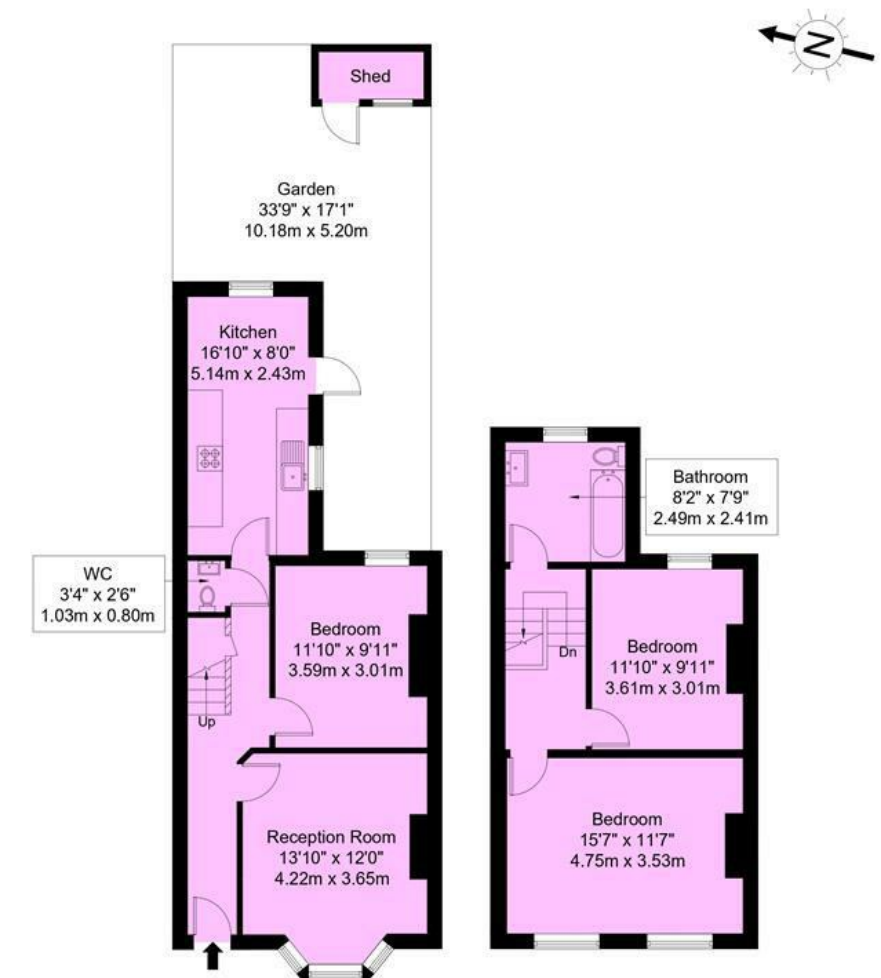
Blank canvass with extension potential... delighted to present this charming two/three double bedroom mid-terraced period home, featuring an approximately 30 ft private rear garden. Tucked away within a small enclave of roads just off Scrubs Lane, the property is ideally positioned within easy reach of excellent transport links.

Offering over 1,100 sq ft of well-proportioned living space, the home retains much of its original character, including timber-style flooring, panelled doors, and high ceilings. The bright reception room benefits from a bay window, while the country-style kitchen provides a welcoming eat-in space complete with a traditional butler sink. Additional accommodation includes a generously sized family bathroom with W.C. and a separate guest W.C.

Letchford Gardens is a quiet residential turning in the sought-after College Park area, just a short walk from a variety of local shops, bars, and restaurants. Both Kensal Green and Willesden Junction stations (Overground and Underground) are nearby, along with a range of alternative transport links.

Letchford Gardens, NW10 6AN

Approx Gross Internal Area = 90.87 sq m / 978 sq ft
 Garden Area = 36.54 sq m / 393 sq ft
 Total Area = 127.41 sq m / 1371 sq ft



Ref :

Copyright **BLEU PLAN**

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. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
 Copyright @ BLEUPLAN

Tenure Freehold

Price Asking Price £725,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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