



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		53	60
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		49	56
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

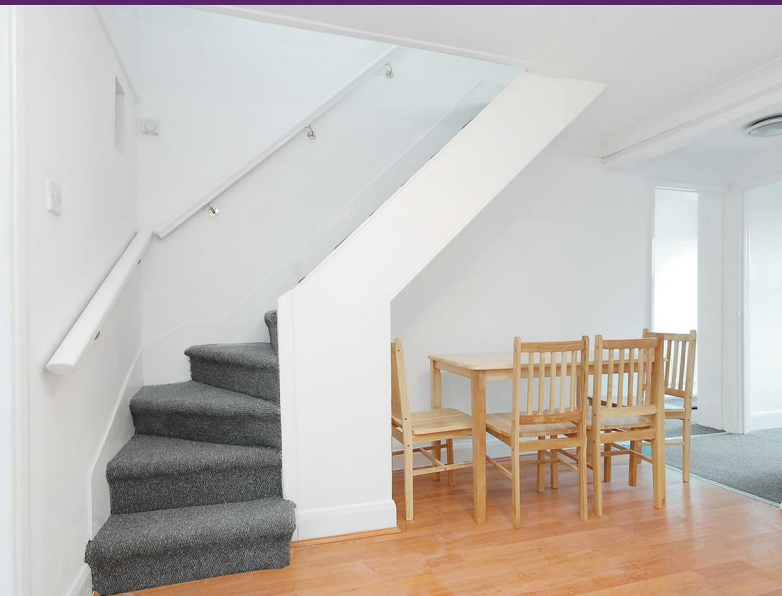
High Street, London, NW10 4TE

Asking Price £635,000

Subject to Contract

- Three double bedroom
- Fitted eat in kitchen with dining area
- Off street parking

- Reception room
- Bathroom combined W.C
- Gas central heating



## High Street, NW10 4TE

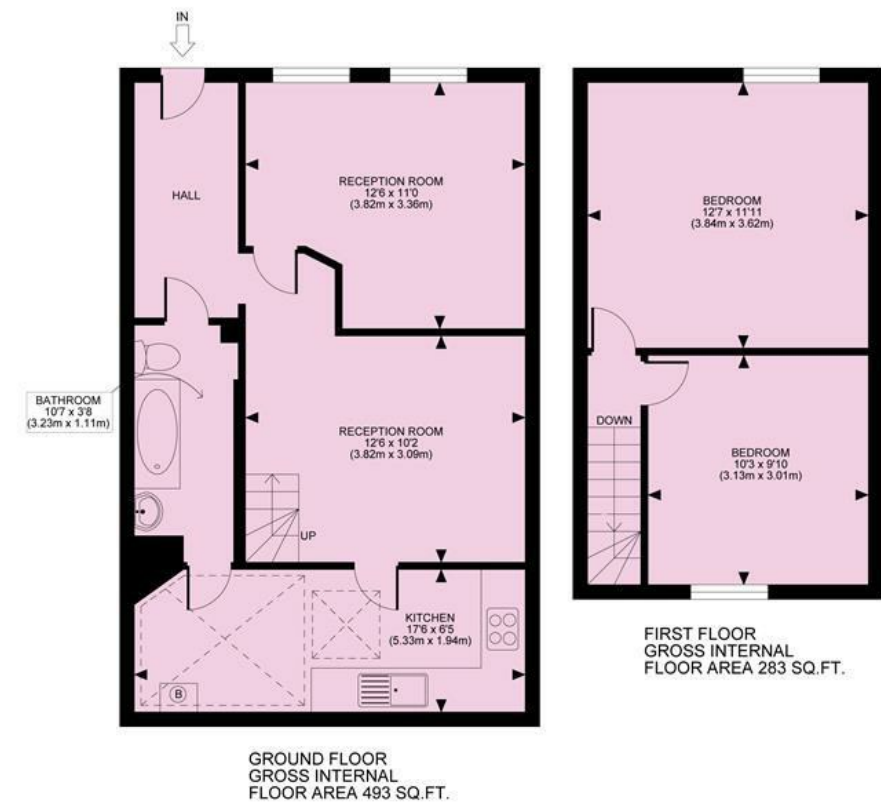
Ideal by to let with development landsite potential... well proportioned three double bedroom end of terrace house which has recently undergone full redecoration, with the added benefit of off street parking for several cars, located with a multitude of shops & transport facilities at your fingertips.

The property offers over 775sqft of living accommodation over two floors, comprising of three newly carpeted double bedrooms, spacious reception room leading on to modern fitted kitchen with dining area and fully tiled bathroom.

Five minutes walk of Willesden Junction (Bakerloo Line) over & underground station, a variety of local shops, bars/cafes, restaurants and alternative transport links.



HIGH STREET, NW1  
TOTAL APPROX. FLOOR PLAN AREA 775 SQ.FT. (72 SQ.M.)



All measurements walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent nor zentuvo  
www.zentuvo.co.uk

**Tenure** Freehold

**Price** Asking Price £635,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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