

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

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.



### Bruce Road, London, NW10 8RE

**Asking Price £315,000**

Subject to Contract

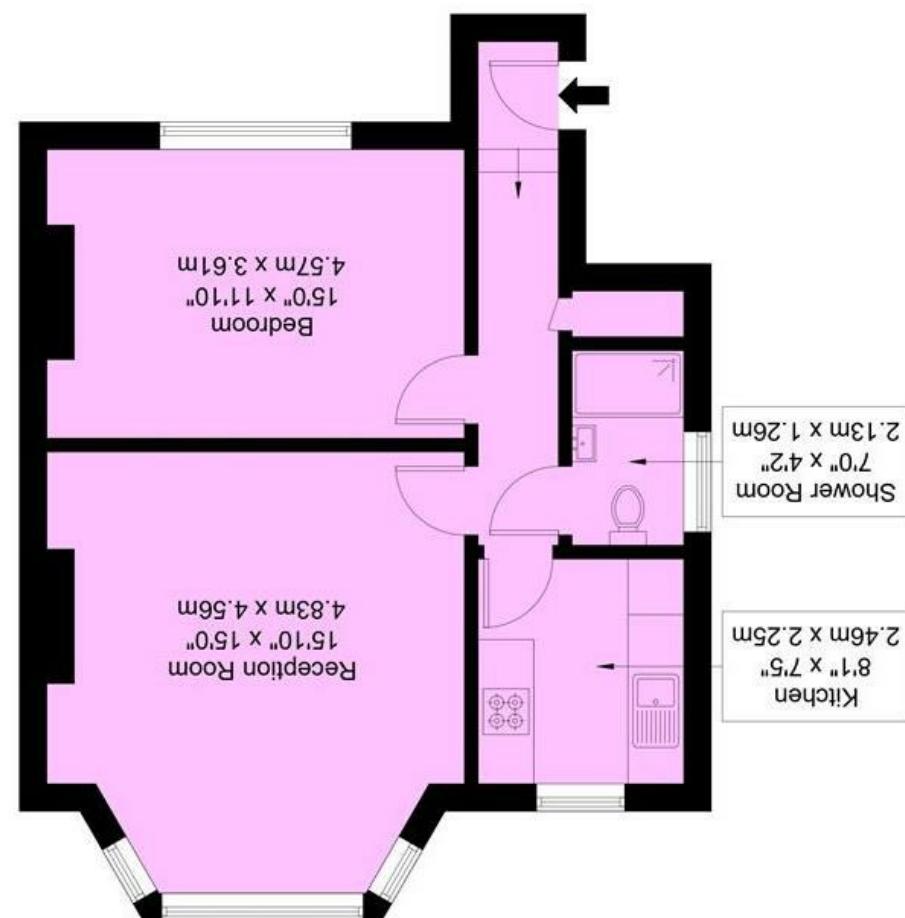
- One double bedoomed first floor apaentment
- Contemporary fitted kitchen with granite worktops
- Modern fitted shower room
- Wooden style flooring
- Sash windows
- Gas central heating
- Off street parking
- No upper chain

If there is any aspect of particular importance, you should carry out a commission of your own inspection of the floor plan.

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Ref:

## First Floor



Approx Gross Internal Area = 50.8 sq m / 547 sq ft

Brue Road, NW10 8RE

Beautifully presented & well-proportioned first-floor apartment in a charming Victorian semi-detached house... newly redecorated, boasting full of character, this generous one-bed room home perfectly blends period features with contemporary comfort, elegant sash windows that fill the space with natural light making it an ideal choice for professionals, couples, or investors, located in a side road in close proximity of local shops and transport facilities. The property offers of 547sqft of living space, featuring a spacious reception room with high ceilings, creating a warm and inviting environment and decorative cornicing. Contemporary fitted kitchen and dining area, creating a bright and spacious kitchen/diner. The kitchen is fitted with a range of base and wall units, integrated oven and hob, and a stainless steel sink with a chrome mixer tap. The dining area is a perfect space for family meals or entertaining. The property also features a large double aspect lounge with a feature fireplace, a built-in shelving unit, and a large window overlooking the garden. The property is further enhanced by a modern bathroom with a white suite, including a large walk-in shower, a separate bath, and a wc. The bedrooms are a good size, with one featuring built-in wardrobes. The property is set in a quiet residential area, with easy access to local amenities and transport links. The property is offered with no chain and is available for immediate occupation.

Brace Road, NW10 8RE

