

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	
(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.

**Ambleside Road, London, NW10 3UH**

**Guide Price £399,950**

Subject to Contract

- Beautifully maintained garden apartment
- Into bay reception room
- Hardwood style flooring
- Gas central heating
- No upper chain
- Two double bedrooms
- Hardwood worktops in modern fitted eat in kitchen
- Double glazed windows
- In close proximity of HS2 & Crossrail



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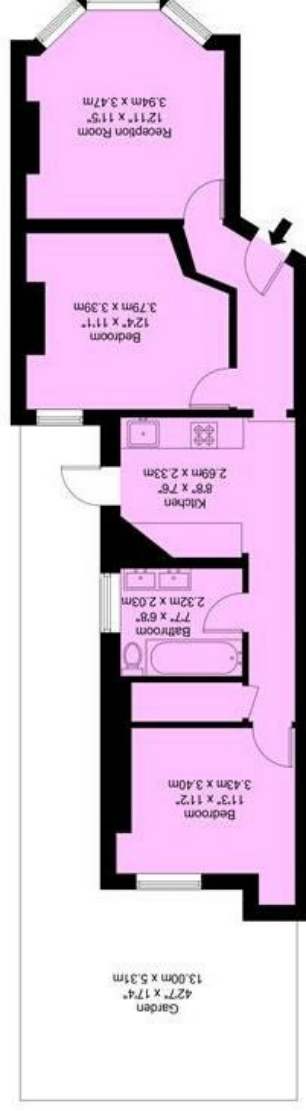
69 Chamberlayne Road, London NW10 3ND  
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# Amleside Road, NW10 3UH

Approx Gross Internal Area = 62.52 sq m / 672 sq ft

Garden = 34.54 sq m / 371 sq ft

Total = 97.06 sq m / 1044 sq ft



BLEU  
PLAN

Ref :

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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.  
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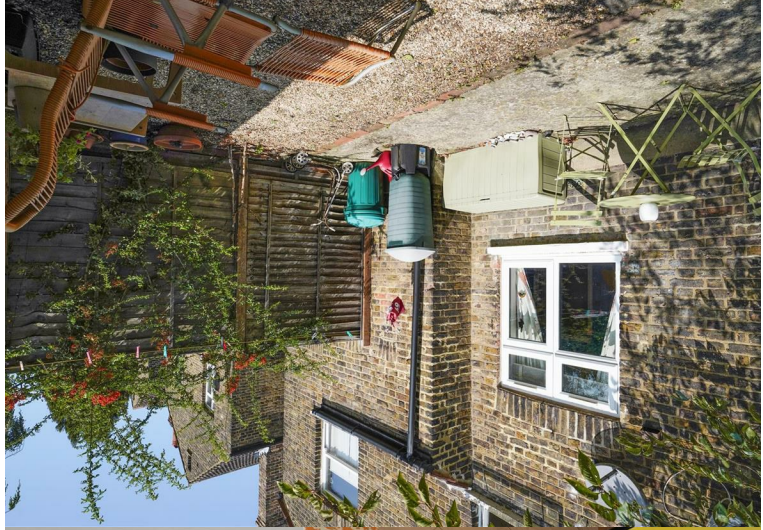
## Amleside Road, NW10 3UH

Recently refurbished & beautifully maintained... well-proportioned two double bedroom ground floor apartment offered with a share of freehold and no upper chain. Located on this quiet residential street, in a short walk of Roundwood Park "parklands" with its organic café, local shops & transport facilities.

The property offers over 670 sq ft of living space, hardwood style flooring, gas central heating & high ceilings throughout, featuring a spacious reception room into bay double glazed windows, Hardwood worktops in modern fitted eat in kitchen with direct access to the garden, two double bedrooms and a modern family bathroom.

Amleside Road is located close to local schools, shops, numerous transport links and local amenities. Roundwood Park is moments away offering lovely green spaces, basketball and football courts, cafe and a children's play area.

No upper chain



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