



| 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 | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |

| 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 | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC |  |

Donnington Road, London, NW10 3RA

Guide Price £350,000

Subject to Contract

- One bedroom apartment in lowrise block
- Off street parking
- Modern fitted double glazed windows
- Generously sized

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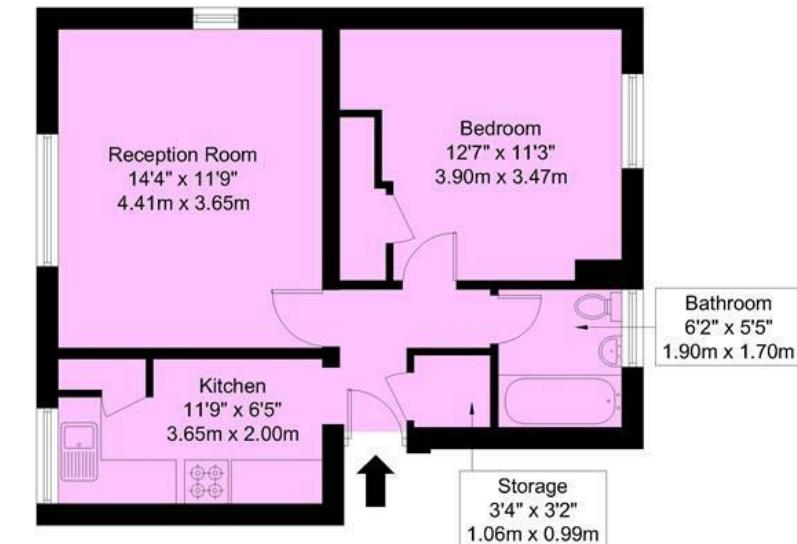
Generously sized apartment... one double bedroom on the third floor of this low-rise purpose built block. Set in the grounds surrounded by lawns with patio walkways entered via entry-phone access with central parking available, located within close proximity of local amenities.

The property offers over 504 sq ft of living accommodation, comprising of a sizable double aspect windows in reception room with dining area, separate fitted kitchen, and partly tiled family bathroom combined W.C, additional benefits include secure off-street parking available to the rear.

Close to a variety of local amenities including "Roundwood Park" parklands, multitude of shopping facilities, in walking distance of over/underground train stations & alternative transport links.

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Approx Gross Internal Area = 46.8 sq m / 504 sq ft



Third Floor

Ref:

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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. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Tenure Leasehold

Price Guide Price £350,000 Subject to Contract

Viewing by appointment, through joint sole agents Warwick Estate Agents



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