



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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	

Nicoll Road, Willesden Junction, NW10 9DX

Asking Price £370,000

Subject to Contract

- Two double bedrooms
- White lacquered fitted kitchen with Granite worktops
- Solid Oak flooring
- 21 ft sizeable reception room with Juliet balcony
- Modern fitted bathroom
- Parking on street



Nicoll Road, NW10 9DX

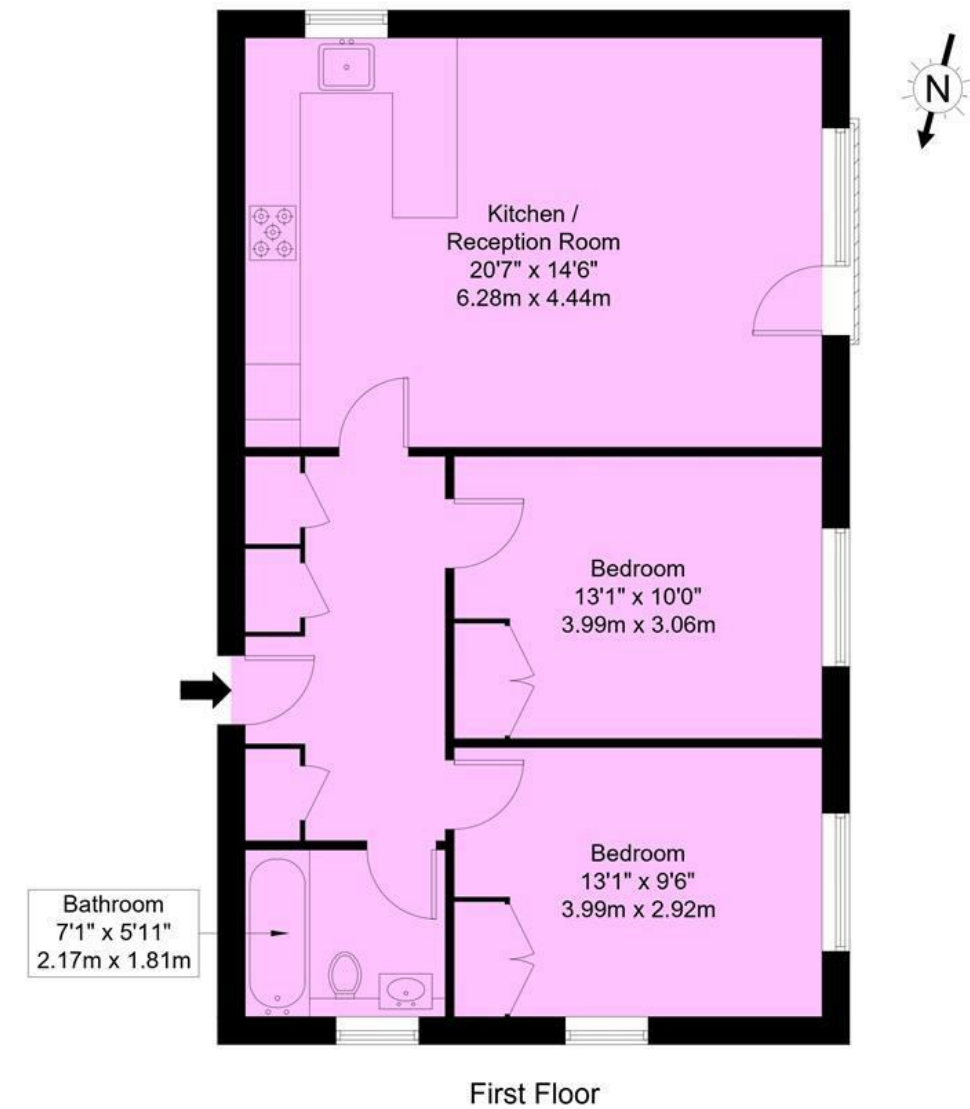
Recently refurbished to a high specification, this spacious two double bedroom apartment is set on the first floor of a well-maintained, modern purpose-built block constructed approximately 25 years ago... approached via a private footpath bordered by attractive, well-stocked flower beds, creating a welcoming first impression. Further benefits include solid Oak flooring throughout, secure entry-phone access, and the option of on-street parking available at a modest additional cost.

The property offers a generous 743 sq ft of well-planned living and entertaining space. A bright sizeable reception room features a charming Juliet balcony, while the contemporary white lacquered kitchen is finished with sleek granite worktops. The accommodation is completed by a stylish, modern fitted bathroom with W.C.

Nicoll Road is an attractive avenue just off Acton Lane, ideally positioned within easy walking distance of Harlesden and Willesden Junction stations, along with a wide range of local shops and excellent transport links.

Jubilee Close, NW10 9DX

Approx Gross Internal Area = 69 sq m / 743 sq ft



Tenure Leasehold

Price Asking Price £370,000 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