



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	62
(39-54) E	
(21-38) F	
(1-20) G	

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	

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.

Burnley Road, London, NW10 1EE

Asking Price £450,000

Subject to Contract

- Two double bedrooms with fitted wardrobes
- Modern fitted kitchen
- Off street parking
- In touching distance of Dollis Hill train station and Gladstone Park, parklands is close at hand
- Lounge
- Conservatory leading onto private rear garden
- Timber style flooring



Tel: +44 (0)2 8960 9988
Fax: +44 (0)2 8960 9989

Email: mail@warwickstateagency.co.uk
warwickstateagents.tv | warwickstateagents.co.uk

69 Chamberlayne Road, London NW10 3ND
Tel: +44 (0)20 8960 9988 Fax: +44 (0)20 8960 9989

Burnley Road, NW10 1EE

Generous sized & modern... a recently refurbished two double bedroom apartment, on the ground floor of this 1920s style two storey house. Consisting of timber style floors, private rear garden and front garden with off street parking, only a mere hop of Dollis Hill train station and "Gladstone Park" parklands.

The property offer 775 sq. ft of living space over one floor, offering two double bedrooms with fitted wardrobes, reception room, modern fitted kitchen with door leading out to conservatory, private garden which can also be accessed by side gate, with summer house modern fitted bathroom combined W.C and guest WC.



This plan is for illustrative purposes only and should be used as such for prospective purchasers. All measurements of doors, windows, room size and other items are approximate and should be taken as such, no responsibility is taken for any errors, omission, or misstatement. Any appliances, systems or services shown have not been tested, therefore there is no guarantee as to their functionality and their efficiency.

Approximate Gross Internal Area: 72.1 m² (excluding garden)

