

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	76
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
66	

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

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.

Brewster Gardens, North Kensington, W10 6AL

Asking Price £325,000

Subject to Contract

- Bright double bedroom
- Views over garden from reception room
- Integrated fridge & washing machine
- Modern fitted bathroom
- Timber style flooring
- Gas central heating
- Entry-phone



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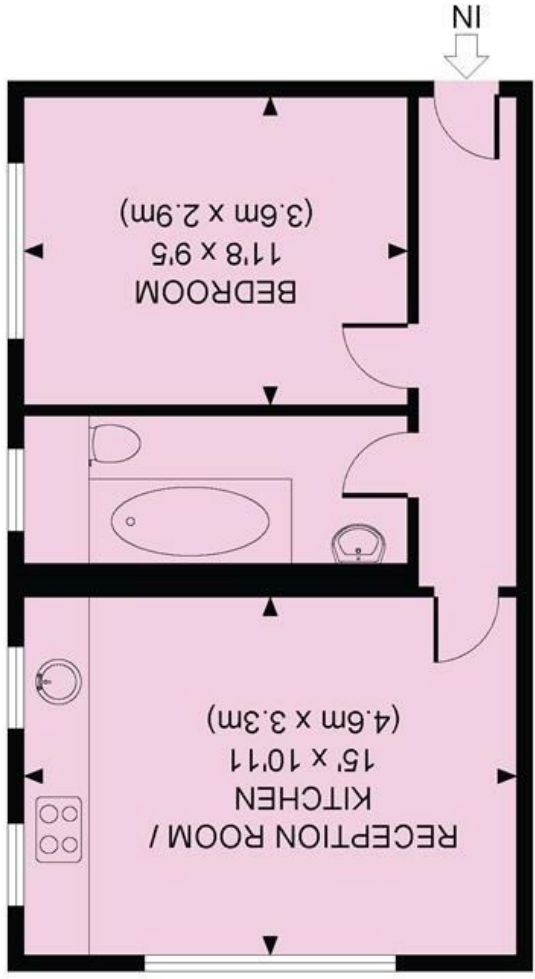
Great location... spacious one double bedroom apartment, which has recently undergone full refurbishment to a high level, set on the ground floor of this tidy, low rise 1950s style purpose built block, boasting from communal rear gardens and entered via security-phone, located in a sought after side street, a mere hop of a variety local amenities.

The property offers 390sqft of accommodation including timber styled flooring & low voltage lighting throughout, comprising of reception room overlooking rear garden, newly fitted lacquered kitchen with induction hob, double bedroom with concealed radiator & large ceramic tiles in newly fitted bathroom.

Situated in this most sought after West London area, in a side Road just off North Pole Road which offers a variety of local shops, bars/cafes, and restaurants, at the other end of the Road, is "Scrubs Lane" parklands, within walking distance of Latimer Road & Ladbroke Grove underground stations and numerous alternative transport links.



All measurements walls, doors, windows, fitting and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent nor zenluvo
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BREWSTER GARDENS, W10
TOTAL APPROX. FLOOR AREA 390 SQ. FT. (36.2 SQ. M.)
GROUND FLOOR

