



| Energy Efficiency Rating                    |           |
|---|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) A                                 |           |
| (81-91) B                                   |           |
| (69-80) C                                   | 72        |
| (55-68) D                                   |           |
| (39-54) E                                   | 69        |
| (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  |           |

**Glyndale Road, NW10 9JY**

**Asking Price £1,000,000**

Subject to Contract

- Beautiful extended & refurbished house
- Three bathrooms
- Timber floors
- Five bedrooms over three floors
- Excavated for maximum appeal a

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.



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**Glynfield Road, NW10 9JY**

Refurbished & extended to an impeccable standard throughout is this substantial five-bedroom Victorian house. Accommodation is arranged over three floors with 1900 sq ft of flexible living/entertaining space, solid wooden flooring on the ground floor with a stunning 28ft double reception room, and guest W.C. To the rear of the house is a spectacular fully extended kitchen/dining room with lounge area, bathed in natural light and with unique views of uninterrupted nature.

Half landing comprises of a double bedroom and adjoining bathroom, first-floor boasts a large master bedroom with en suite bathroom, and a double study/bedroom. Extended loft space with two further light-filled double bedrooms and bathroom.

Viewings are highly recommended for this effortlessly stylish property that makes the perfect family home.

Situation Glynfield Road is a desirable quiet residential street, a short walk away from Roundwood Park, a wide variety of shops, transport links which include Under & Overground train Station's providing quick and easy access to Central London and many useful bus routes and connections.

