



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

Letchford Gardens, London, NW10 6AD

Asking Price £650,000

Subject to Contract

- Converted into flats
- Rear garden

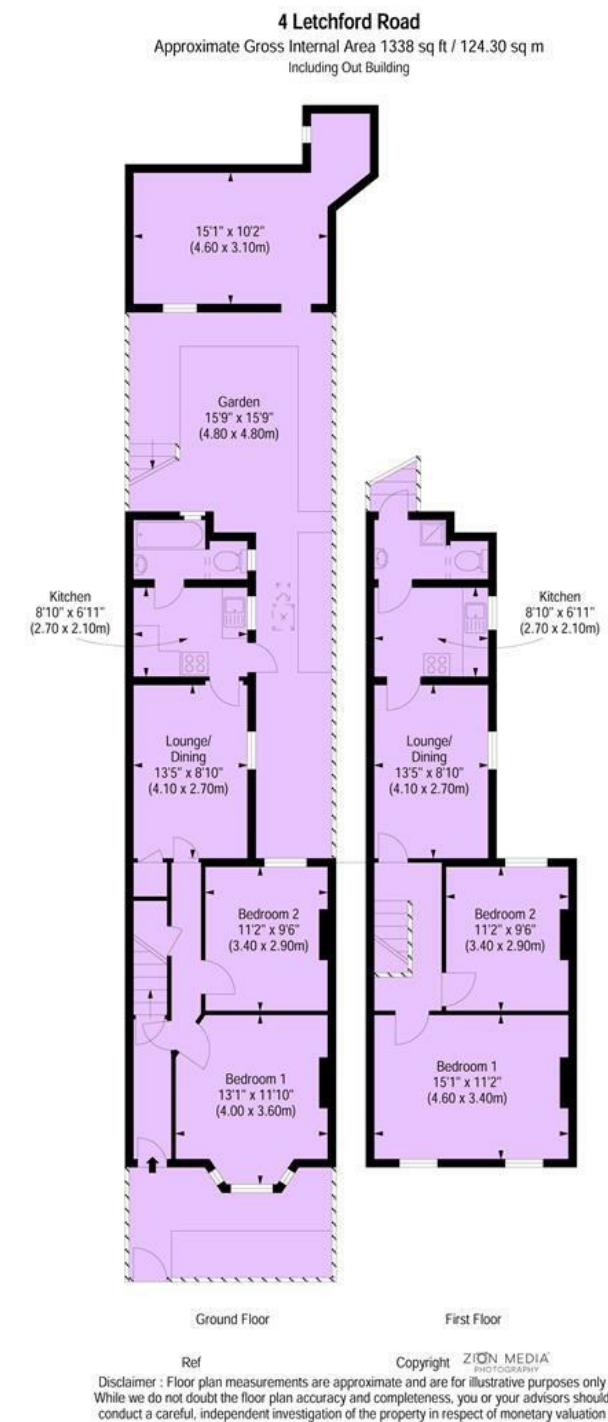
- Ideal Investment Opportunity



Letchford Gardens, NW10 6AD

An investment opportunity to purchase a mid terraced older style house, presently converted into two, two bedroom self-contained flats. Both flats benefit from two double bedrooms, direct access to a the garden, gas central heating and situated in this most convenient of location.

Letchford Gardens is a quiet residential side road, situated in the sought after College Park. Only a stones throw of a variety of local shops bars/restaurants, both Kensal Green & Willesden Junction over and underground stations are close at hand and numerous alternative transport facilities.



Tenure Freehold

Price Asking Price £650,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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