



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

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

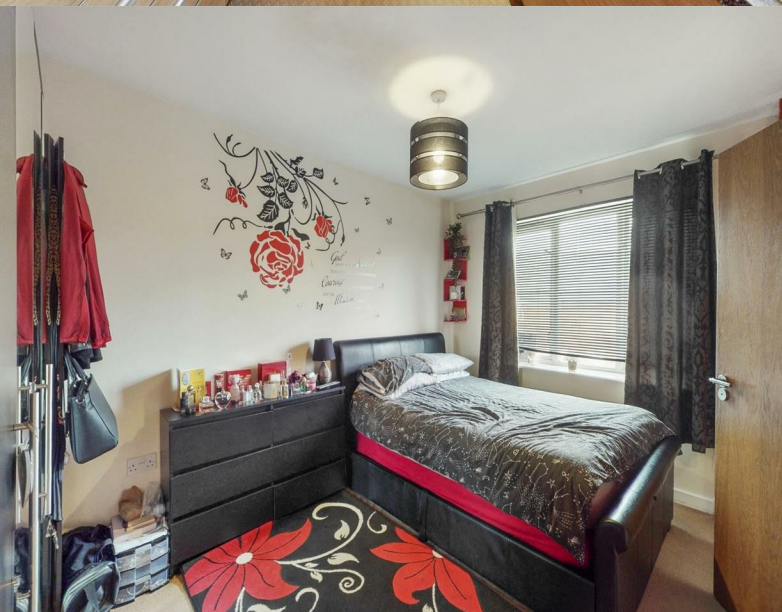
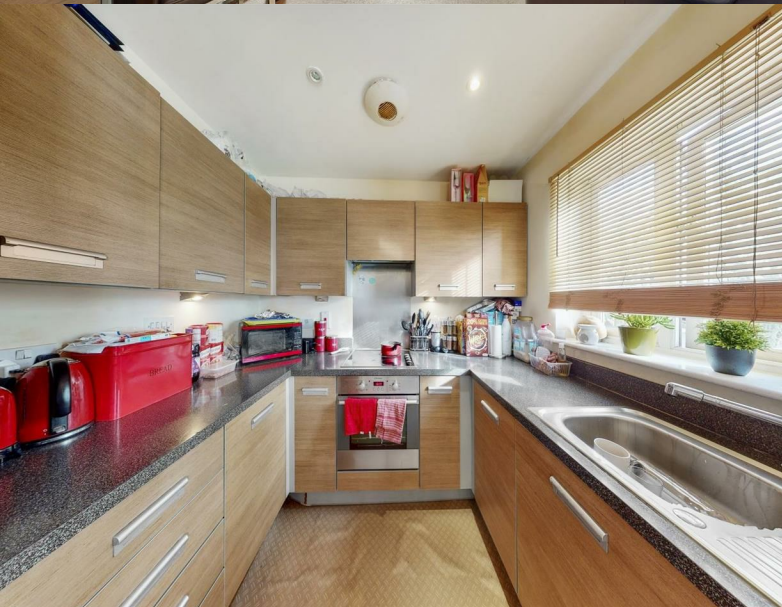
**Harlesden Road, Willesden, NW10 3RE**

**Asking Price £435,000**

Subject to Contract

- Two double bedrooms
- Entryphne access
- Two bathrooms
- Gas central heating
- Most convent of locations

- Off street parking
- Juliet balcony off sizable reception room
- Oak style kitchen with Granite style worktop
- Low voltage lighting
- No upper chain



### Harlesden Road, NW10 3RE

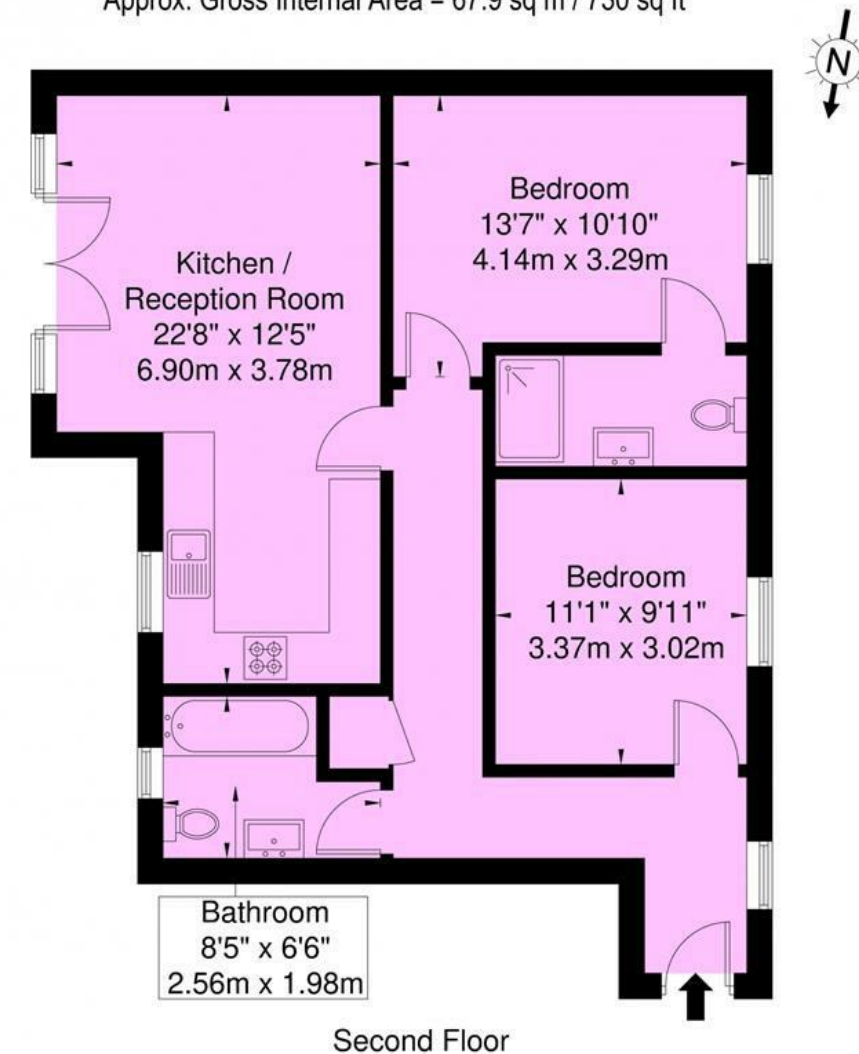
Well-proportioned two double bedroom apartment, on the third floor of this small modern private block, which was newly built approximately seven years ago, entered via entry-phone access, surrounded by communal lawns with patio walkways, and rear allocated parking, located within close proximity of local amenities.

The property offers over 730 sq ft of living accommodation, comprising of sizable L-shaped reception room with Juliet balcony, modern Oak style kitchen, with stainless steel fitted appliances, partly tiled family bathroom combined W.C, en suite shower combined W.C and additional benefits include secure off-street parking to the rear.

Close to a variety of local amenities including "Roundwood Park" parklands, multitude of shopping facilities, in walking distance of over/underground train stations & alternative transport links.

### Bazalgette House, Harlesden Road, NW10 3RE

Approx. Gross Internal Area = 67.9 sq m / 730 sq ft



Ref

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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**Tenure** Leasehold

**Price** Asking Price £435,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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