

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
	72	

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		

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.

**Grosvenor Gardens, London, NW2 4QN**

**Asking Price £835,000**

Subject to Contract

- Extended 30 ft rear reception/dining room with velux windows
- Private rear garden
- Solid wood floors
- Double glazed sash windows
- High ceilings in both bedroom
- Broad tree-lined avenue
- High ceilings with low voltage lighting



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## Grosvenor Gardens, NW2 4QN

In a most sought after location... beautiful extended ground floor two double bedroom apartment with private rear garden on a quiet tree lined road of Willesden Green. Recently refurbished to a high standard with low voltage lighting, hardwood flooring and double glazed sash windows.

The property measures a generous 1085 sq feet approx. and features of the

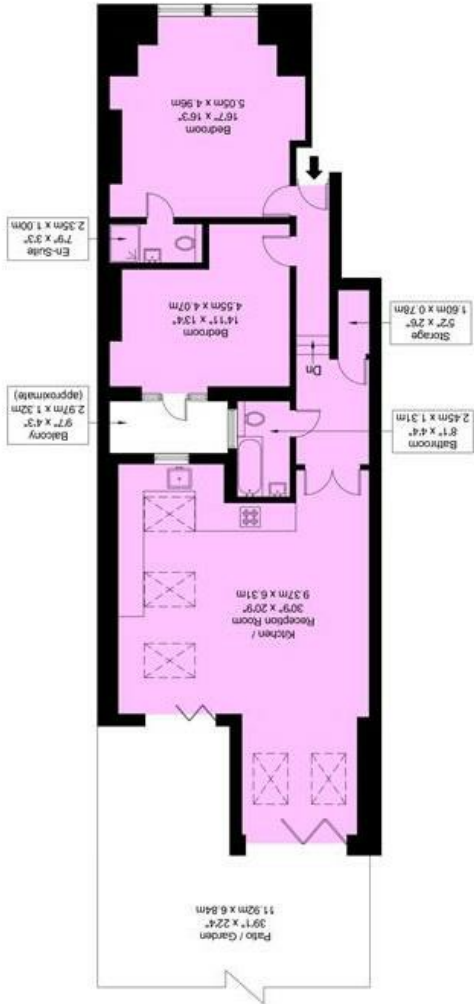
property include spacious bedrooms with high ceilings, a contemporary en-suite shower room to the principal bedroom and fully tiled family bathroom. At the rear,

there is a large open plan reception/kitchen with resin worktops, Velux paneling and bi folding doors leading out to the garden, perfect for entertaining.

Situated on a prime residential street, Grosvenor Gardens is within a stone's throw to all the bars, restaurants, cafes, parks and transport amenities of Willesden Green (Jubilee – Zone 2/3). The property is offered with share of Freehold and is being sold chain free.

## Willesden Green, NW2 4QN

Approx Gross Internal Area = 110.7 sq m / 1192 sq ft  
 Approx Balcony = 3.9 sq m / 42 sq ft  
 Patio / Garden = 70.1 sq m / 755 sq ft  
 Total = 184.7 sq m / 1988 sq ft



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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. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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