

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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.

Manor Park Road, London, NW10 4JW

**Offers In Excess Of
£300,000**
Subject to Contract

- Sizeable reception room
- Family bathroom
- Balcony
- Low voltage lighting
- Double bedroom apartment
- Contemporary style kitchens
- Lift
- Share of freehold



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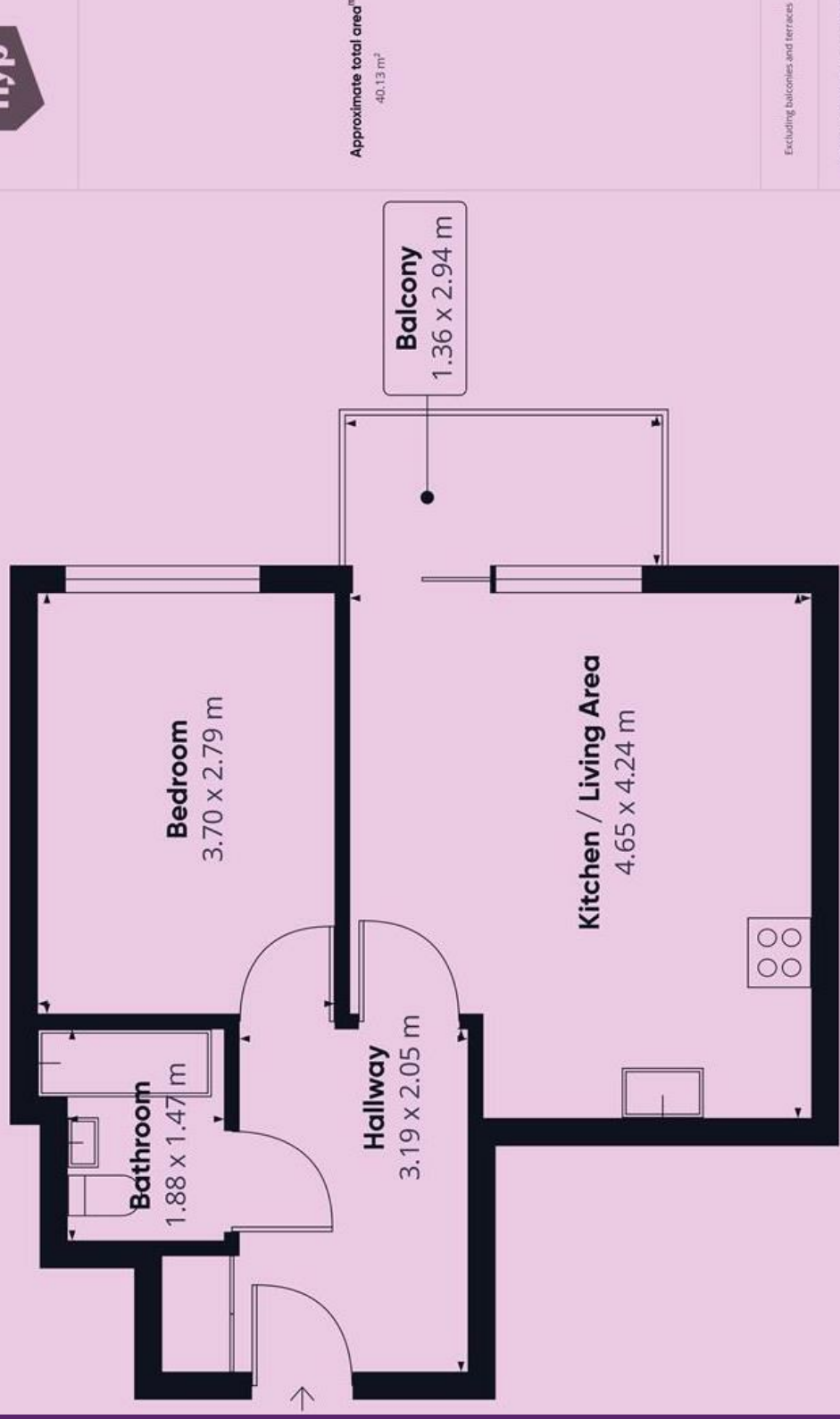
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Competitively priced... modern development of one, two & three bedroom apartments which have been completed to a high level of specification, entered via entry-phone access to a smart entrance foyer, benefiting from double glazed black framed glazing throughout, low voltage lighting and timber style floors.

This first floor apartment offers a generous 433 sq/ft of living accommodation over one floor, comprising of an entrance Hall, low voltage lighting & timber style floors in the reception room, integrated appliances in a contemporary kitchen, fitted wardrobes in the bedroom double bedrooms, and contemporary style family bathroom.

Located in close proximity to all shops and amenities of Harlesden. Excellent transport links including Harlesden and Willesden Junction Stations offering easy access into Central London. Roundwood Park with its Organic café is within a quarter of a mile away.



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