



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	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Bramston Road, London, NW10 5TX

Asking Price £575,000

Subject to Contract

- Two double bedroom with the loft in the demise of the lease
- Broad tree-lined road
- Full width lounge
- Marble style feature in entrance hallway
- Long lease
- Period features
- No upper chain
- Bespoked shutters in reception room & rear bedroom



Bramston Road, NW10 5TX

Broad tree-lined road with great extension potential... an attractive first floor apartment with a full-width reception, dining area, featuring high ceilings, sash window into bay with bespoke shutters and a charming fireplace. Both bedrooms are generous doubles and additional benefits from original cast iron fireplaces, creating attractive focal points within each room and rear bedroom with bespoke fitted shutters. The centrally located kitchen offers ample worktop and storage space, while the bathroom is fitted with a modern, fully tiled three-piece suite.

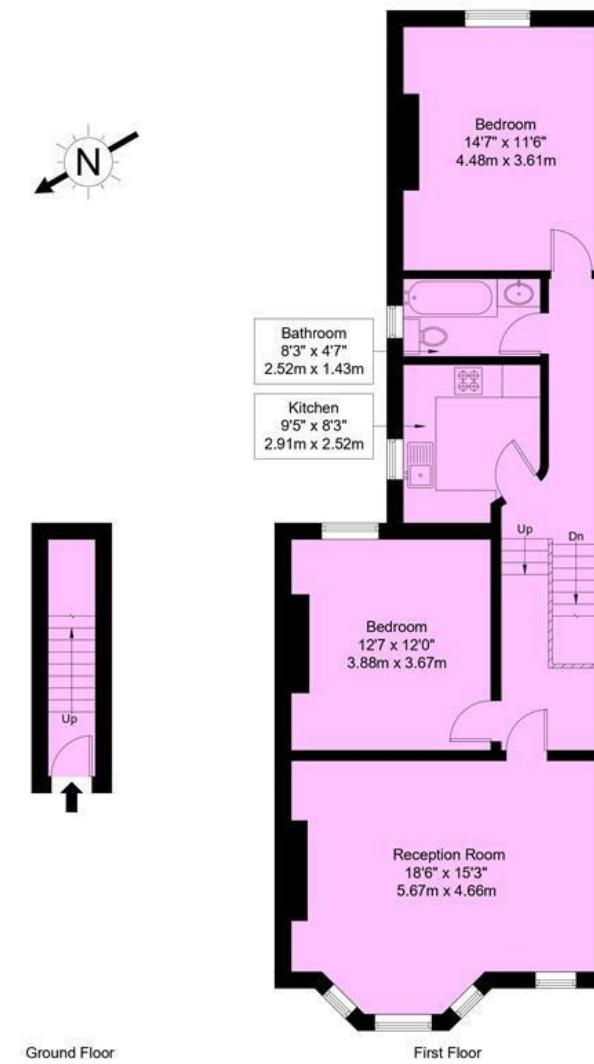
The property includes the loft which could be extended into (subject to the necessary planning consents), with the loft demised to the flat, and is offered with no upper chain.

Bramston Road is ideally positioned for transport links at both Kensal Green and Willesden Junction, providing access to the London Overground and Bakerloo Line. College Road offers a vibrant local hub with a range of independent shops, bars and restaurants, while King Edward's, Roundwood and Queen's Park are all within easy reach, along with Elmwood Tennis Club just a short walk away.



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Approx Gross Internal Area = 82.61 sq m / 889 sq ft



Ground Floor

First Floor

Ref :

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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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Tenure Leasehold

Price Asking Price £575,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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