

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	
78	58

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	

Spezia Road, Kensal Rise, NW10 4QJ

Asking Price £675,000

Subject to Contract

- Three bedrooms
- Loft converted
- Located in quiet residential road
- Two bathrooms
- Over 1000 sq./ft.
- Share of freehold

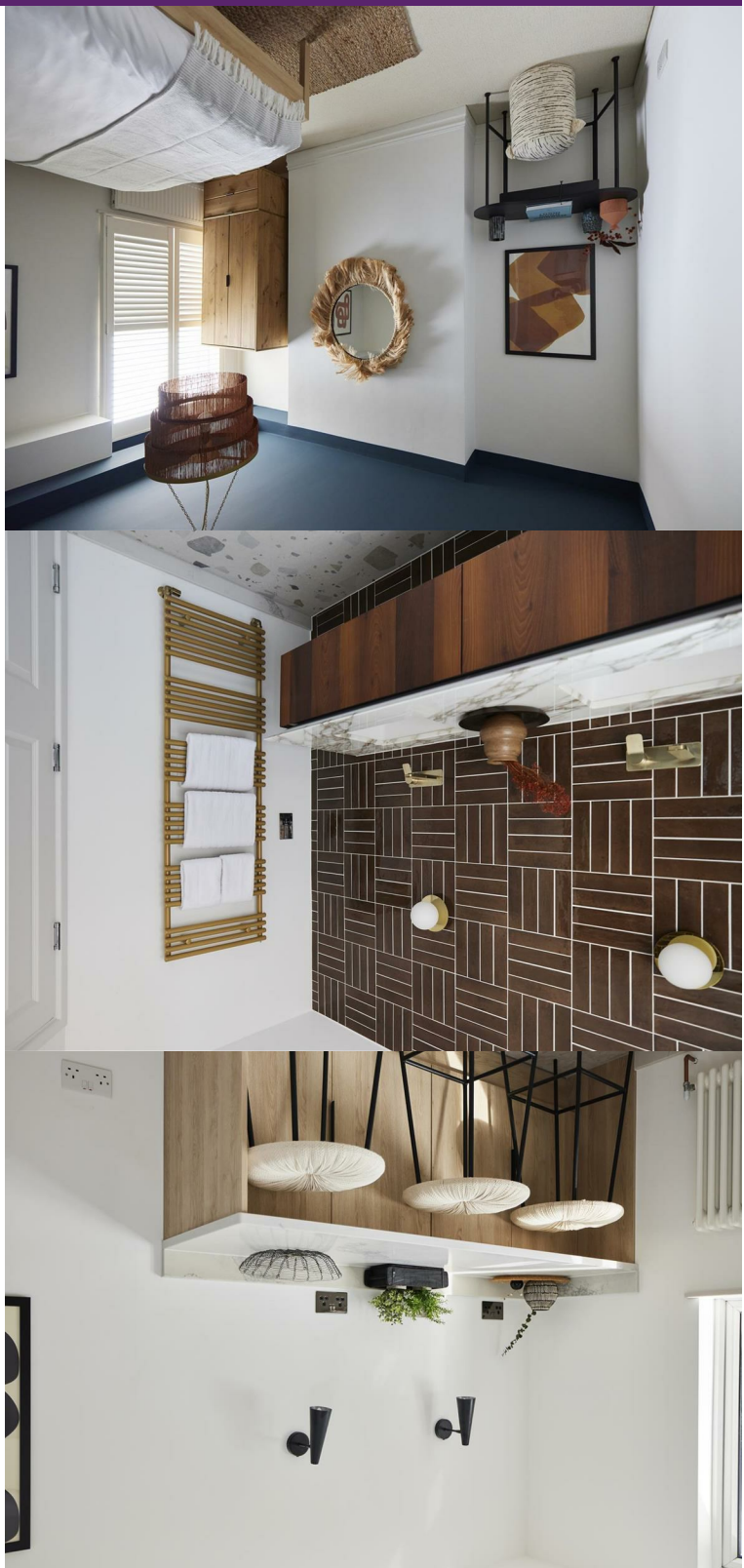
We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.



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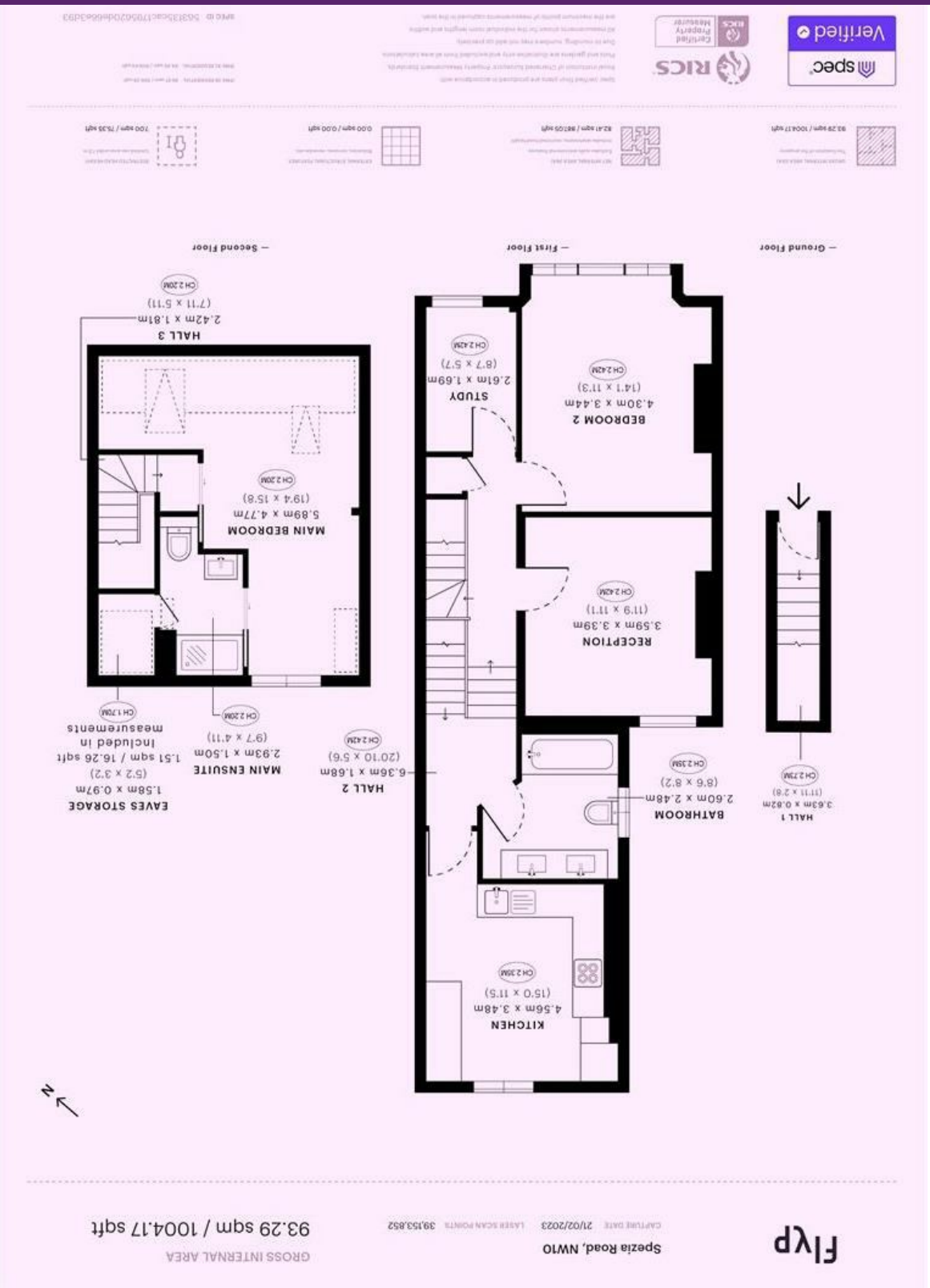
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## Spezia Road, NW10 4QJ

Recently refurbished to a high level... well-balanced blend of period & contemporary style living in a three-bedroom maisonette, set on the first & second floor of this period-style building. Only a short stroll from Willesden Junction over & underground train station, numerous shops, café/bars, and alternative transport facilities.

The property offers a generous 1004 sq/ft over two floors, comprising of high ceilings in the reception room with dining area into bay windows, white compound worktops in a newly fitted kitchen with eating area and his & hers sink units set into marble worktops in the family bathroom and en-suite shower off loft bedroom.



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