

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(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.

**Fortunegate Road, Willesden Junction, NW10 9RB**

**Asking Price £649,950**

Subject to Contract

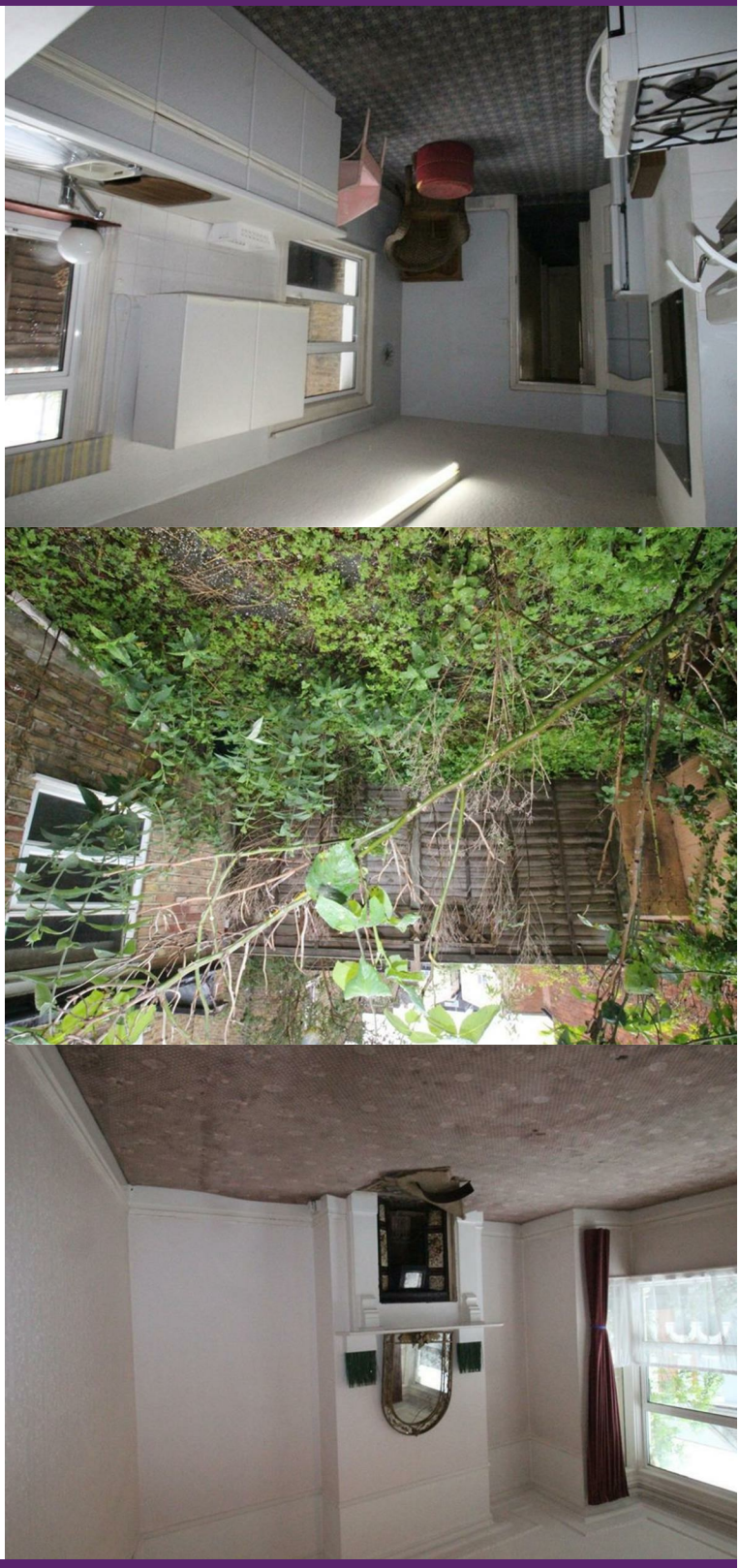
- Planning permissions granted to split into two flats
- Street access to rear garden from St Thomas Road
- Slate fire-place
- To extend as a family home
- South facing rear garden
- Period features which include panelled doors



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**Fortunegate Road, NW10 9RB**

Opportunity with flexible options...

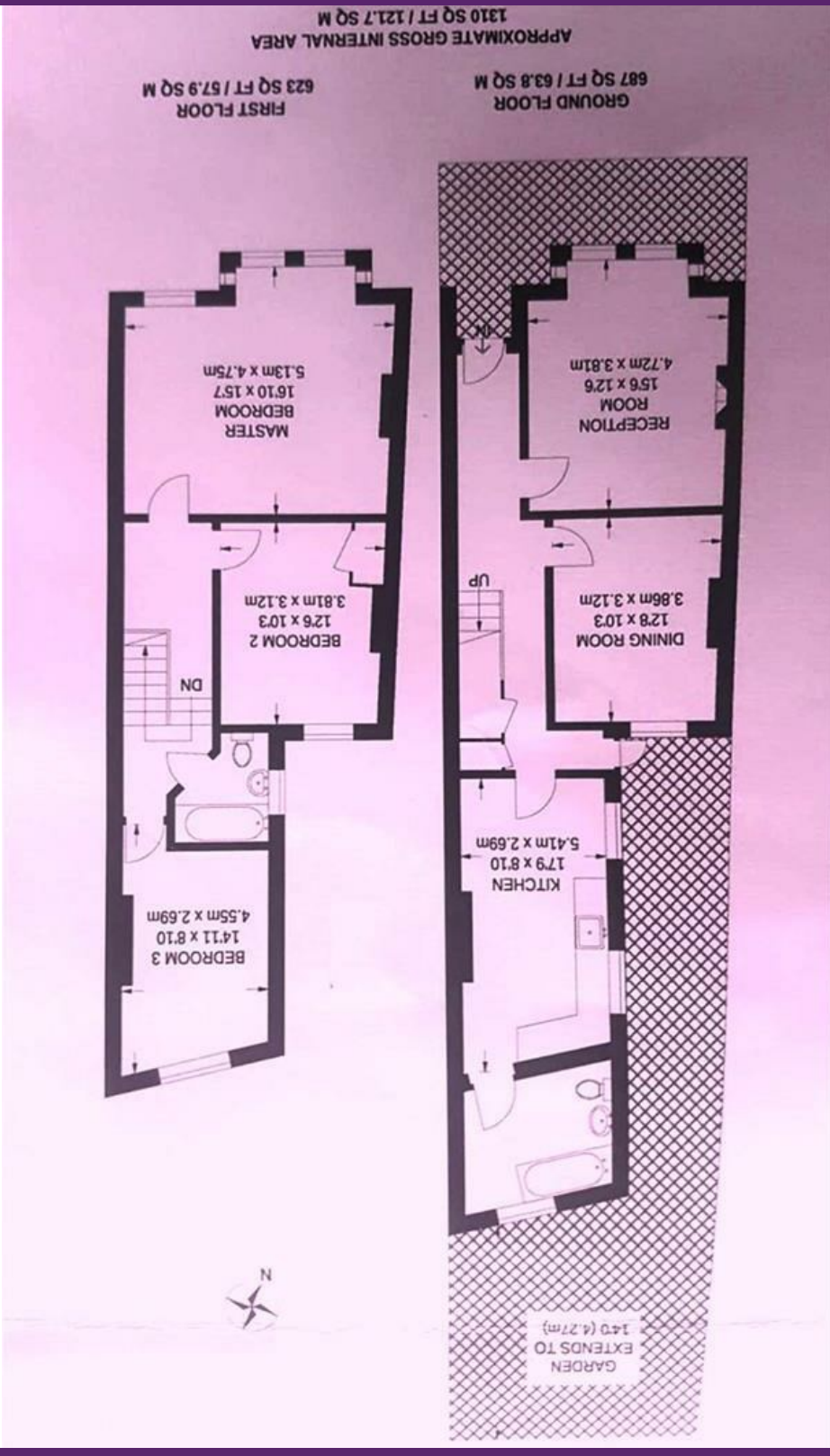
Victorian Freehold mid-terraced house to extend to rear and into the loft, subject to consent as a family home or split into two flats (one three bedroom flat and one two bedroom flat). Within easy reach of the local shops, bars/restaurants and transport facilities.

The property offers over 1310 sq ft of living/entertaining space over two floors

at present, ground floor offers high ceilings in both the lounge and dining room, a kitchen/diner and a bathroom combined W.C. The first floor has three bedrooms and a family bathroom.

Note that the house has street access to rear garden from St Thomas Road & is being offered with planning permission to be converted into two flats.

Fortunegate Road is located minutes from local amenities. Harlesden Station (Bakerloo Line & Overground) is within 10 minutes walking distance.



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