



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

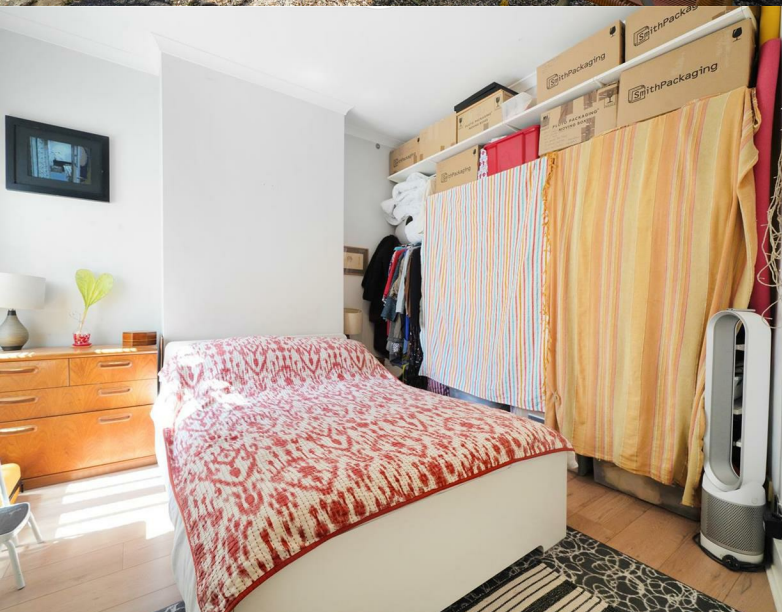
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Ambleside Road, London, NW10 3UH**

**Guide Price £415,000**

Subject to Contract

- Beautifully maintained garden apartment
- Into bay reception room
- Hardwood style flooring
- Gas central heating
- No upper chain
- Two double bedrooms
- Hardwood worktops in modern fitted eat in kitchen
- Double glazed windows
- In close proximity of HS2 & Crossrail



### Ambleside Road, NW10 3UH

Recently refurbished & beautifully maintained... well-proportioned two double bedroom ground floor apartment with south facing private rear garden, offered with a share of freehold and no upper chain. Located on this quiet residential street, in a short walk of Roundwood Park "parklands" with its organic café, local shops & transport facilities.

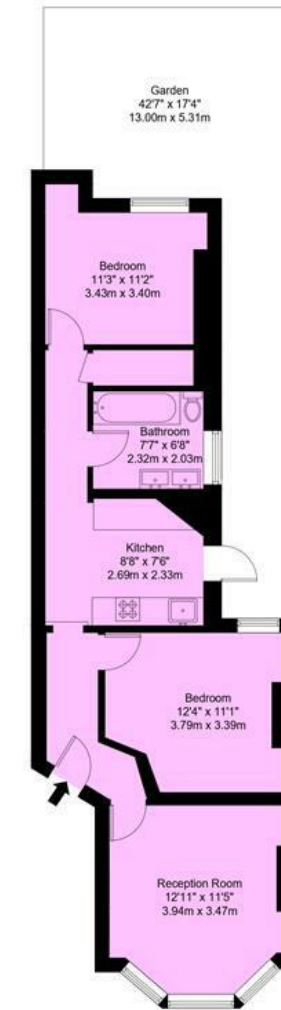
The property offers over 670 sq ft of living space, hardwood style flooring, gas central heating & high ceilings throughout, featuring a spacious reception room into bay double glazed windows, Hardwood worktops in modern fitted eat in kitchen with direct access to the garden, two double bedrooms and a modern family bathroom.

Ambleside Road is located close to local schools, shops, numerous transport links and local amenities. Roundwood Park is moments away offering lovely green spaces, basketball and football courts, cafe and a children's play area.

No upper chain

## Ambleside Road, NW10 3UH

Approx Gross Internal Area = 62.52 sq m / 672 sq ft  
Garden = 34.54 sq m / 371 sq ft  
Total = 97.06 sq m / 1044 sq ft



Ref :

Copyright **BLEU PLAN**

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. 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 - Share of Freehold

**Price** Guide Price £415,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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