

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	75
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
53	

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.

Felixstowe Road, Kensal Green, NW10 5SS

Asking Price £425,000

Subject to Contract

- Priced to sell
- Full width lounge with
- Modern fully tiled bathroom with wall mounted shower combined W.C
- Recently installed boiler supplying gas central heating & Timber style flooring
- No upper chain
- Two double bedrooms
- Recently fitted lacquered kitchen with stainless steel appliances
- New lease
- Double glazed windows
- Recently decorated throughout



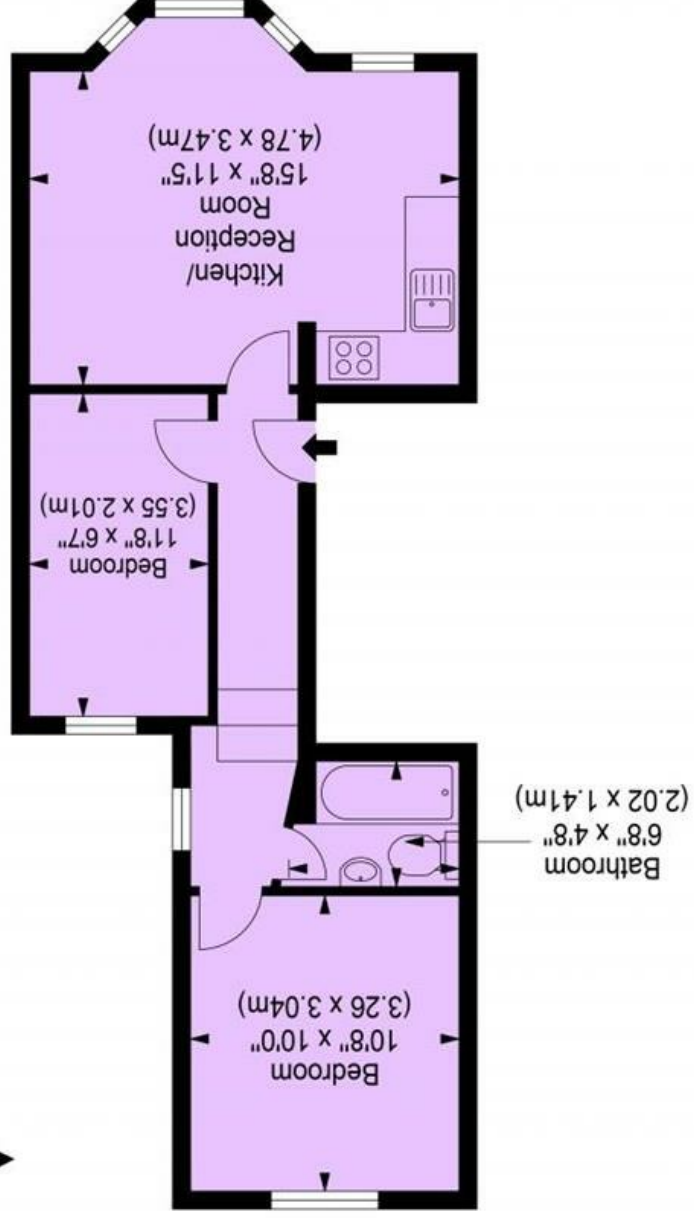
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Felixstowe Road, London, NW10 5SS, UK

Approx. Gross Internal Area 555 sq ft - 51.56 sq m



Ref THEBLEUPLAN
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 Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Felixstowe Road, NW10 5SS

Recently refurbished... split level two double bedroom apartment which incorporates Ash style herringbone timber flooring, double glazing & newly installed gas central heating on the first floor of this three-story period style house. Comprising of full-width lounge with recess newly fitted lacquered kitchen, stainless steel five-ring gas hob, and fully tiled brick effect family bathroom combined W.C.

Most conveniently located in a residential side road within walking distance of Kensal Green (Bakerloo Line) tube, a multitude of shops, drinking holes, restaurants, numerous alternative transport links, and Ladbroke Grove with the trendy Portobello market is close at hand.



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