

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

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.

Brondesbury Park, London, NW6 7AT

Guide Price £350,000

Subject to Contract

- Unusal studio with sleeping/living/ding areas and kitchen
- Slabs of marble style tilling to floor & walls in bathroom
- Off street parking
- Share of freehold
- Marble worktops
- Communal gaderms
- Timber style floors nd low voltage lihting throughout
- Video entryphone



Tel: +44 (0)2 8960 9988
Fax: +44 (0)2 8960 9989

Email: mail@warwickstateagency.co.uk
warwickstateagents.tv | warwickstateagents.co.uk

69 Chamberlayne Road, London NW10 3ND
Tel: +44 (0)20 8960 9988 Fax: +44 (0)20 8960 9989

Brondesbury Park, NW6 7AT

In the heart of this salubrious broad tree-lined location... on the ground floor of a converted detached house with a 999

year lease a share of freehold

approached via drive and entered

video entry-phone. Converted to

specification a one bedroomed ap

with accesses to rear communal g

wooden style floors, modern black

double glazed doors & windows;

voltage lighting & underfloor he

throughout.

This imposing ground floor st

apartment offers over 380 sq

living/entertaining space over on

31 ft sq living/dining/sleeping s

lacquered newly fitted kitchen

marble style worktops, slabs of

style tiling in bathroom incorpo

W.C.s.

Country-style road in close proximity

over & underground train stations

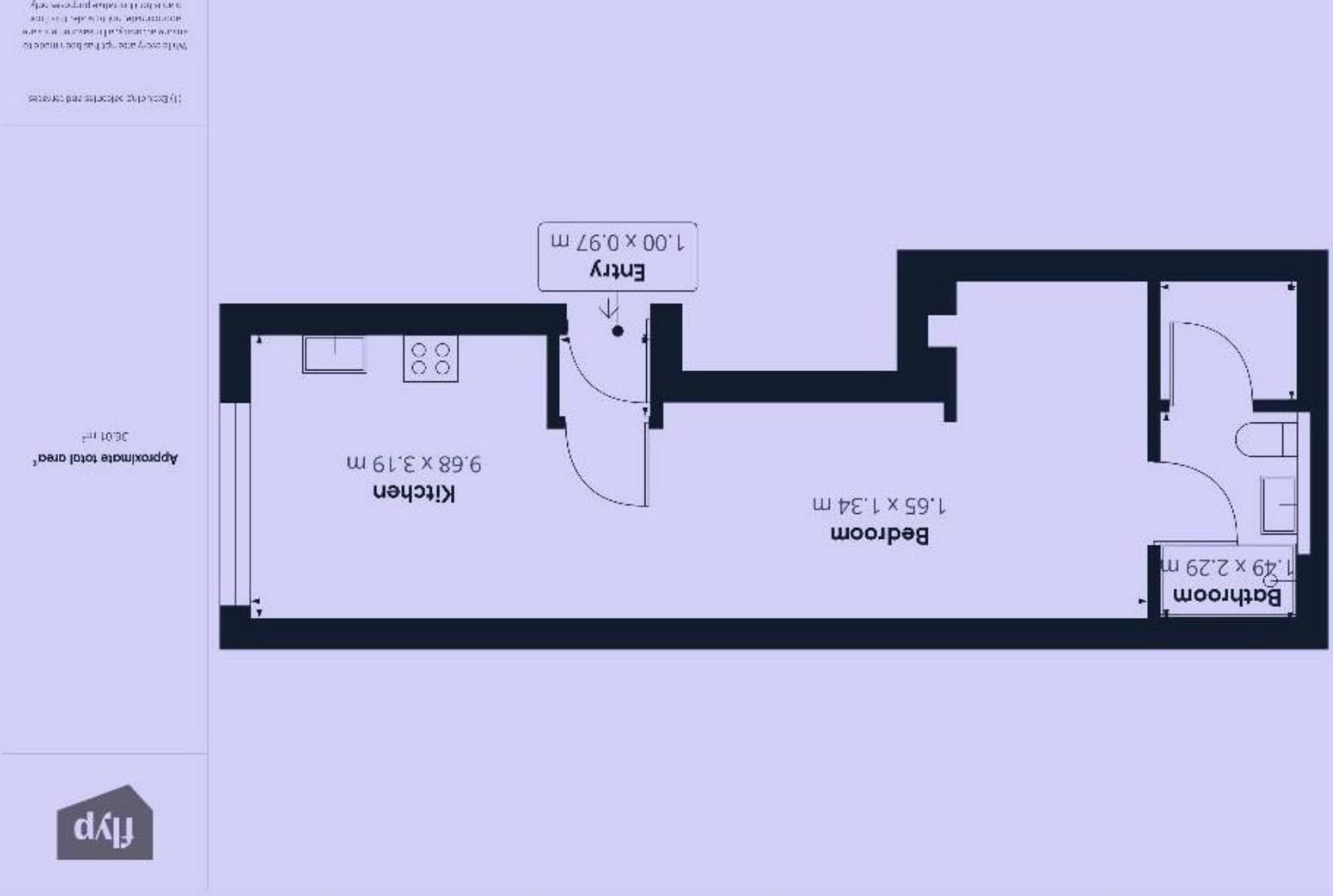
of high streets to hand offering

bars/cafes, branded super market

specialized smaller shops with an

abundance of restaurants from all around

the world



Approximate total area 36.01 m²



With every offer, it has been made to ensure accuracy of the details. For the most up-to-date information, please contact the agent.