



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

Anson Road, London, NW2 6AD

Asking Price £400,000

Subject to Contract

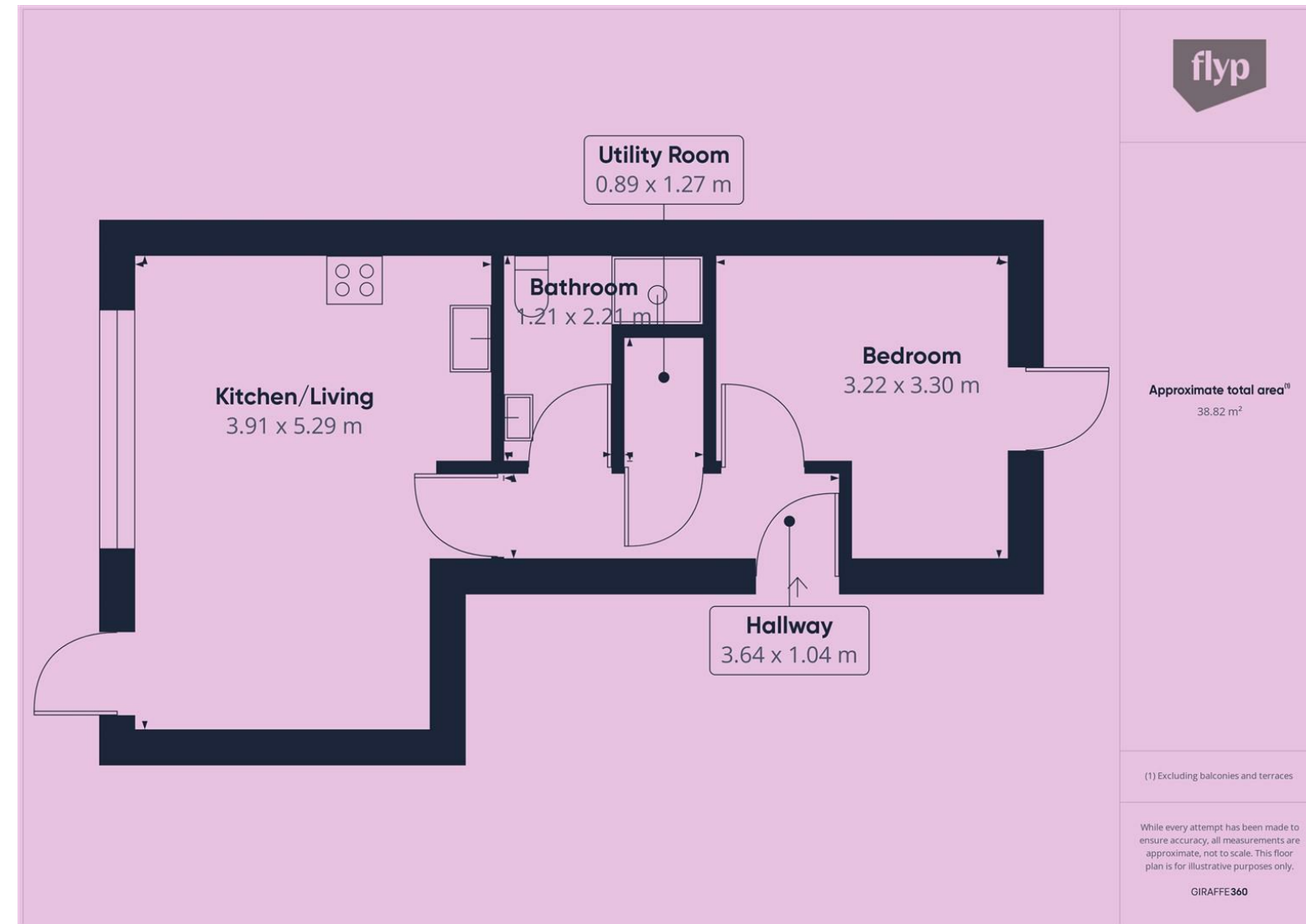
- Access to two patios
- Large picture windows in reception room with access to patio
- Door leading out to patio from double bedroom
- Newly fitted kitchen with granite worktops
- Marble style tiled walls & flooring
- Share of freehold
- Walking distance of Willesden Green tube, bars/cafes, restaurants and shops



Anson Road, NW2 6AD

On this salubrious, broad tree lined avenue... a development of four newly converted apartments with a share of freehold in an imposing period style house. On the ground floor is a one bedroomed apartment with two separate private exterior patios and large modern black framed double glazed picture windows. In walking distance of Willesden Green tube and abundance of local amenities'.

The property offers over 418 sq ft of living space over the ground floor, wooden style flooring & low voltage lighting throughout, door leading out to the garden from sizeable reception room & double bedroom, newly fitted kitchen with granite worktops , marble style fully tiled bathroom.



Tenure Leasehold - Share of Freehold

Price Asking Price £400,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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