

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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		

**Longstone Avenue, Willesden Junction, NW10
3RL**

Asking Price £349,950

Subject to Contract

- Two double bedrooms
- Eat in kitchen with views over the garden
- Communal central gardens
- Entry-phone access
- 16 ft reception room with fireplace
- Bathroom combined W.C
- Off street parking

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.



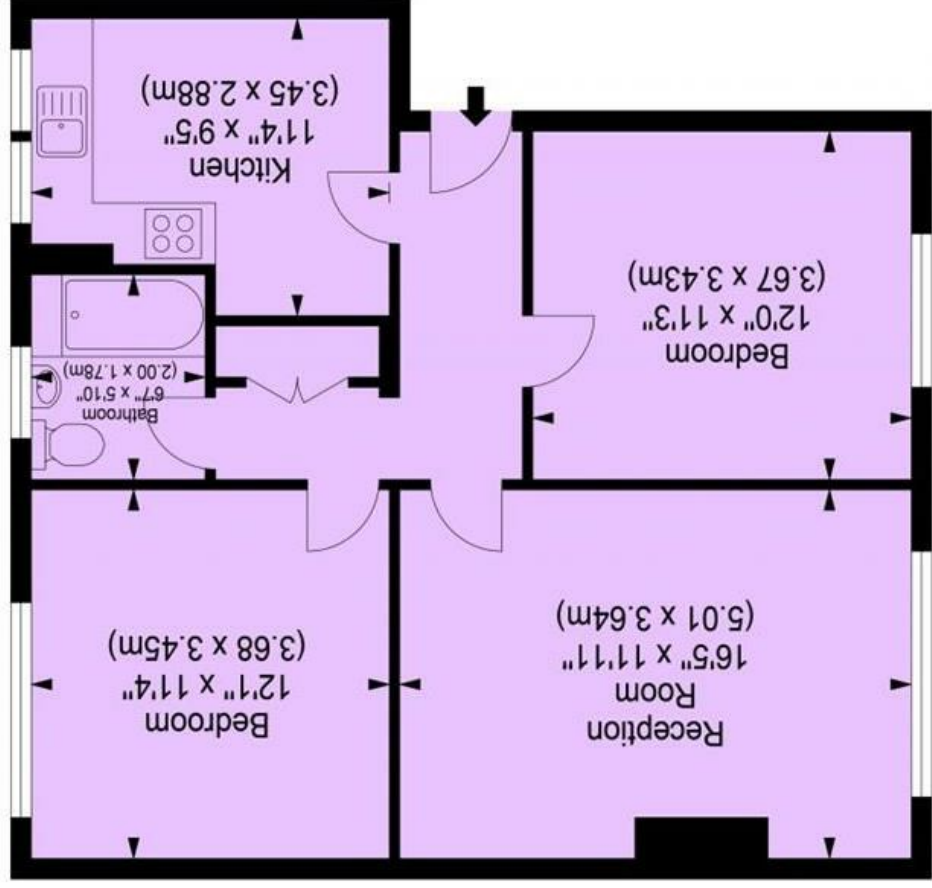
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Rivington Court, Longstone Avenue, NW10 3RL

Approx. Gross Internal Area 699 sq ft - 64.91 sq m



Second Floor

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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

Longstone Avenue, NW10 3RL

Clean, tidy, and most generously sized...
 two double bedroom apartment on the third floor of this purpose-built low rise building entered via entry-phone, with communal gardens. Offering a generous 750 sq ft of living space, with sizable 16 ft reception room, 11 ft eat-in kitchen and fitted bathroom combined W.C. Located within walking distance of the local shops and transport facilities.
 Only a stone's throw of the attractive green open spaces of Roundwood Park with its organic café, a variety of local schools, additional amenities and numerous transport links close at hand.



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