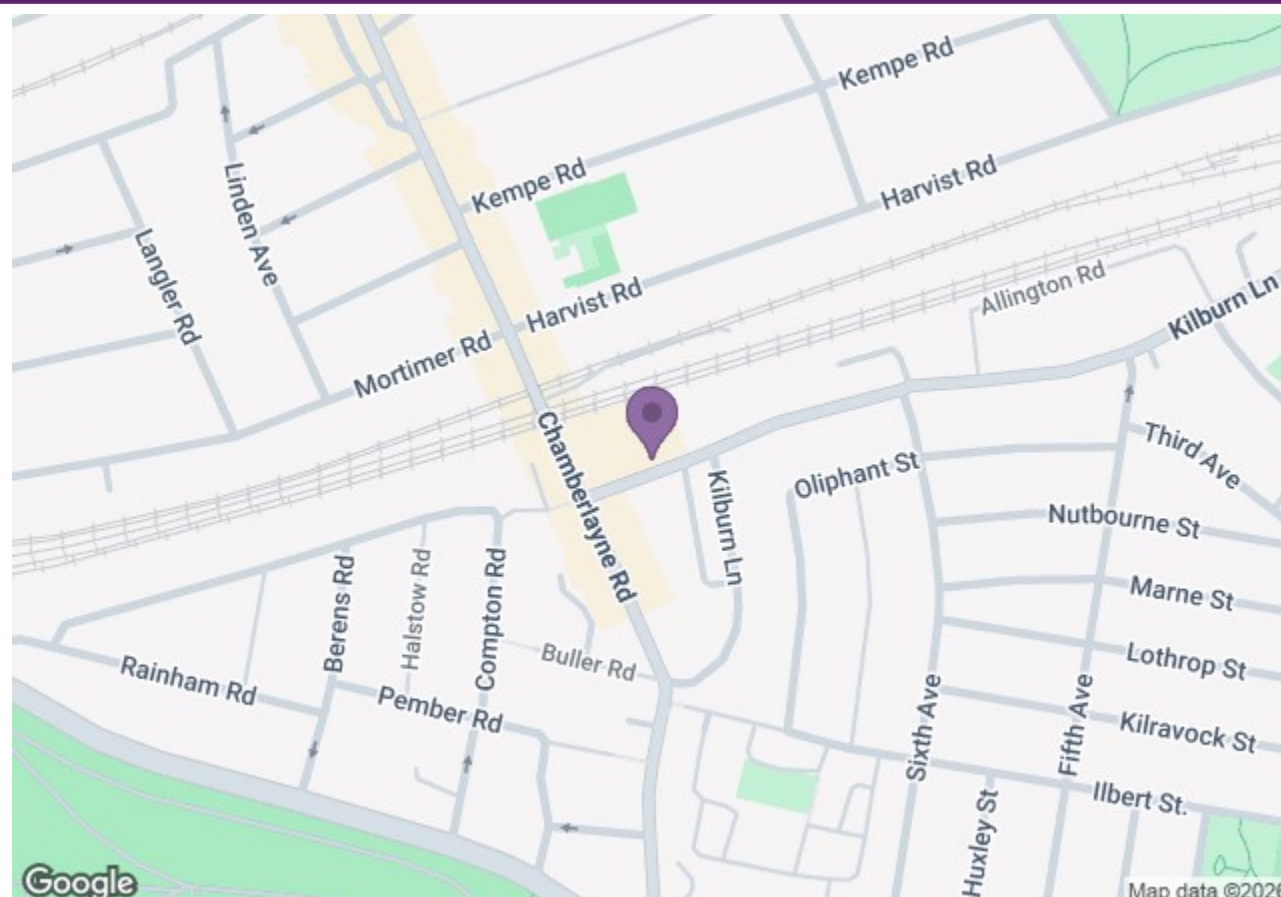




| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A       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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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.

**Banister Road, Queens Park, W10 4AR**

**Asking Price £375,000**

Subject to Contract

- Two double bedrooms
- Granite worktops in kitchen
- Solid Oak floorings throughout \* Lift
- Video entryphone
- Full length windows in sizable reception
- Two modern en suite bathrooms
- Central courtyards
- Low voltage lighting

Banister Road, W10 4AR

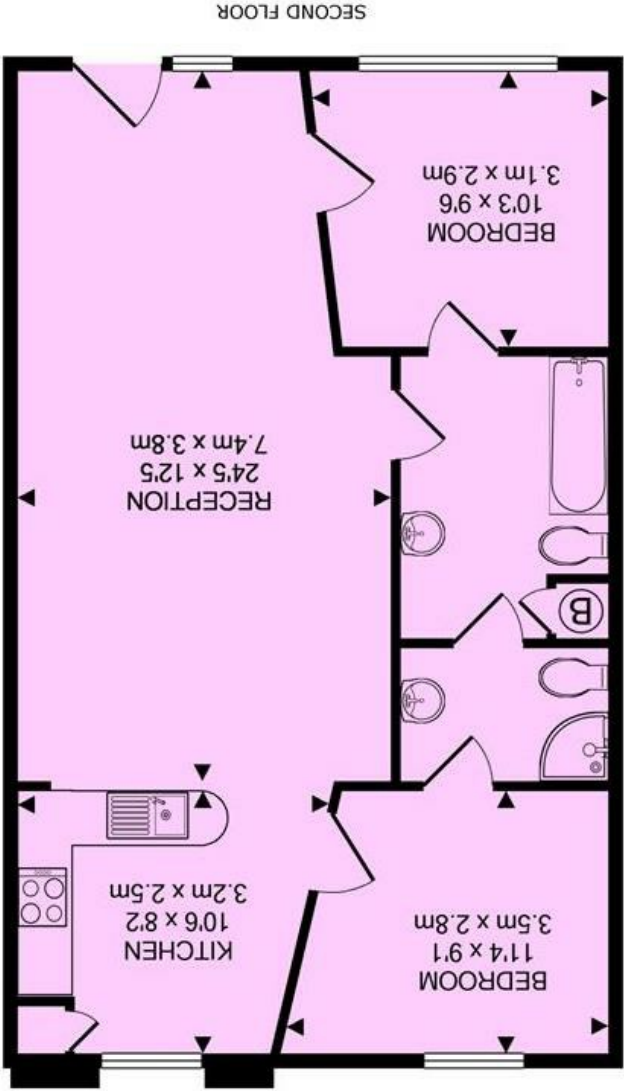
A stylish warehouse-style apartment offering a spacious and well-proportioned layout... this impressive two double bedroom property is set on the second floor of a modern, gated development with lift access. Residents also benefit from a beautifully designed central courtyard, complete with seating areas and striking wood-panelled walkways set on steel beams.

The apartment offers 660 sq. ft of living space featuring a generous reception room with floor-to-ceiling windows and industrial-style high ceilings, creating a bright and airy living space. The contemporary kitchen is fitted with granite work surfaces and fully integrated appliances, while both double bedrooms benefit from sleek en suite bathrooms. Additional highlights include solid oak flooring throughout.

Ideally located, the property is within easy reach of a vibrant selection of bars, cafés, and restaurants. Transport links are excellent, with Kensal Green & Queens Park (Bakerloo Line) and Kensal Rise Overground stations just moments away, while Ladbroke Grove and the famous Portobello Market are also close by.



BANISTER ROAD, W10  
TOTAL APPROX. FLOOR AREA 661 SQ.FT. (61.4 SQ.M.)



All measurements walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent nor zentuvo  
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