



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.

**Goodhall Street, Willesden Junction, NW10 6TU**      **Asking Price £575,000**

Subject to Contract

- Three bedrooms
- Dining room over looking garden
- Modern fitted bathroom
- Gas central heating
- External storage
- High ceilings & period fireplace in reception room
- Hardwood worktops in fitted kitchen
- Antique varnished timber floors
- English style patio garden



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

## Goodhall Street, NW10 6TU

Quante and most stylish railway cottage... three bedroom, end-terraced two-story cottage, which has recently been refurbished with antique style timber flooring, high ceilings, and English rear patio garden. The Cottage has a most well-balanced mix of contemporary, natural, and period styles to make this comfortable dwelling. Located only a mere hop of Willesden Junction (Bakerloo Line) over/underground station, bus routes, an assortment of shops and alternative transport facilities

The property is more than 900 sq ft of living space over two floors, comprising of period fireplace in the reception room, overlooking the garden from the dining room, hardwood worktops & white lacquered kitchen with access to the garden and modern bathroom.



## Goodhall Street, NW10 6TU

Approx. Gross Internal Area = 80.4 sq m / 864 sq ft



Ref  
Copyright THEBLEPLAN  
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