

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		
	79	

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 £450,000

Subject to Contract

- New build one bedroom apartment in the heart of Brondesbury Park
- Contemporary style bathroom with slabs of marble style walling & flooring
- Share of freehold
- Communal rear garden
- Sizeable 19 ft reception room into bay window
- Marble style worktops on kitchen
- Off street parking
- 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

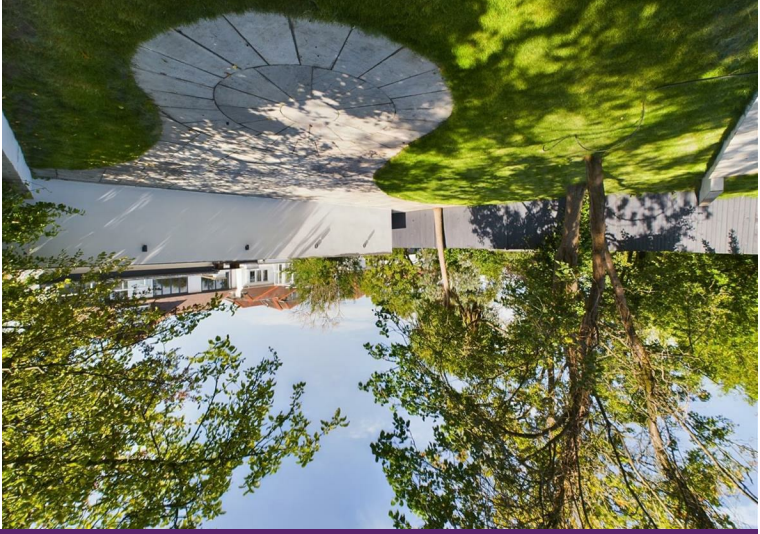
Brondesbury Park, NW6 7AT

In the heart of this salubrious broad tree-

lined location... on the ground floor converted detached house with year lease a share of freehold approached via drive and entered via video entry-phone. Converted to specification a one bedroomed apartment with access to rear communal garden double glazed doors & windows; wooden style floors, modern black voltage lighting & underfloor heating throughout.

This imposing ground floor apartment offers over 550 sq ft of living/entertainment space over one floor, 19 sq ft living/lacquered newly fitted kitchen marble worktops, slabs of marble bathroom incorporating W.C.

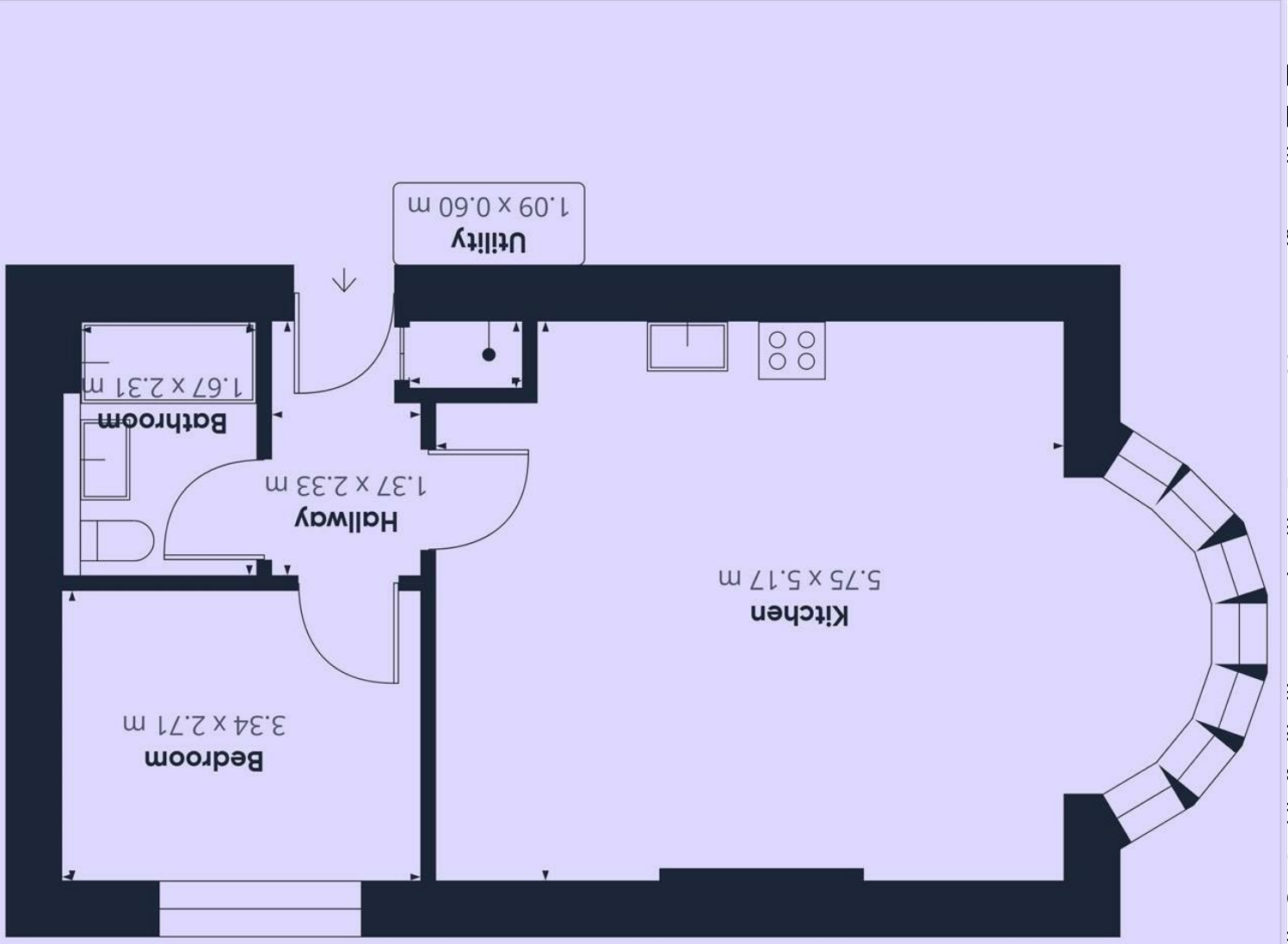
Country-style road in close proximity over & underground train stations of high streets to hand offer bars/cafes, branded super markets specialized smaller shops with abundance of restaurants from all over the world.



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Approximate total area[™]
51.08 m²

(1) Excluding balconies and terraces

GIRAFFE 360
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

