

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	77
(55-68) D	78
(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	

Cygnets Close, London, NW10 8TP

Asking Price £249,950

Subject to Contract

- Priced to sell
- White lacquered kitchen
- Off street parking
- Two bedroom apartment on the first floor
- Modern fitted bathroom combined W.c

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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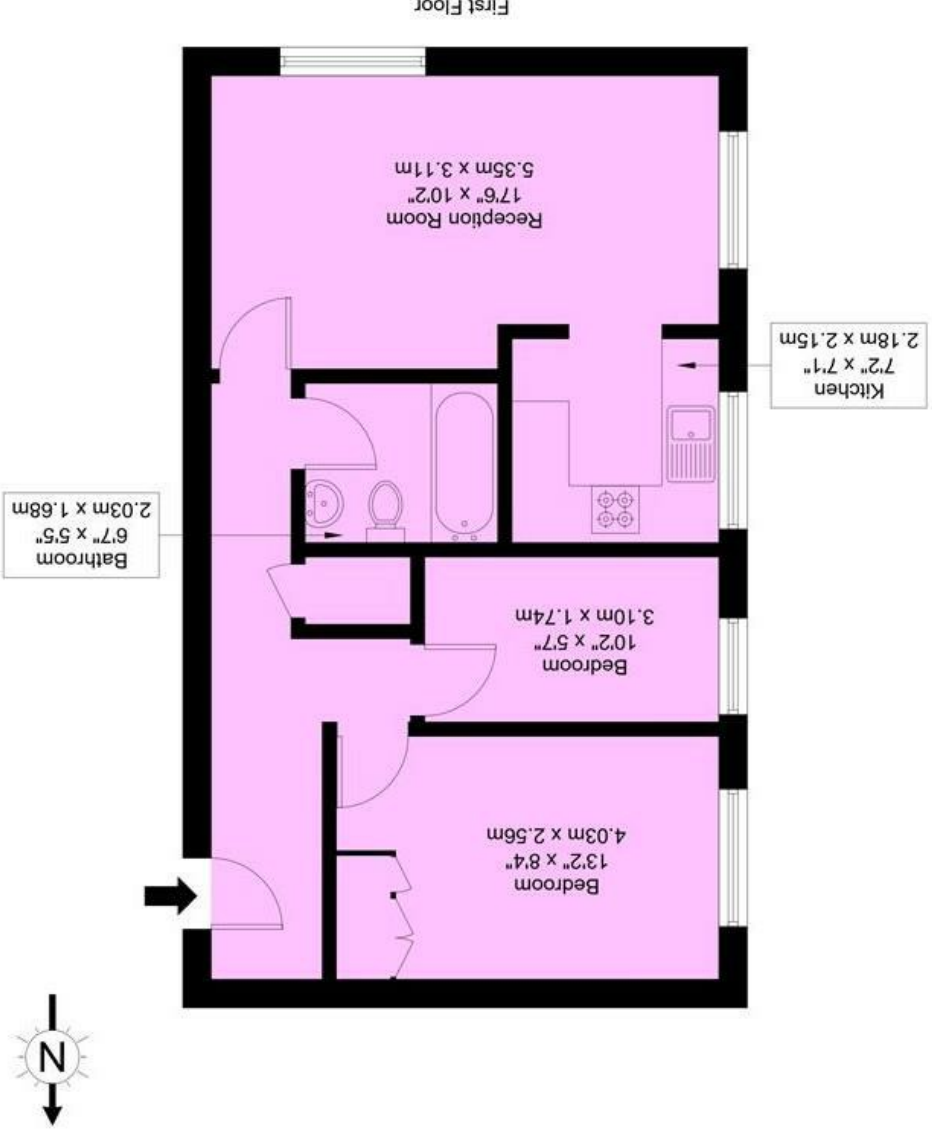


### Cygnat Close, NW10 8TP

Competitive asking price, making this an attractive opportunity for both first-time buyers and investors... two-bedroom first-floor apartment situated within a low-rise modern block with communal lawns & off street parking. The property comprises of a sizeable reception room, a separate modern white lacquered kitchen with sleek steel handles, and a white bathroom suite with combined W.C. Timber-style flooring runs throughout. The apartment is ideally located close to Tesco and IKEA supermarkets and is conveniently positioned within easy reach of both Neasden Station (Jubilee Line) and Stonebridge Park Station (Bakerloo Line), offering excellent transport links into central London alongside a range of local amenities. Viewing is highly recommended.

### Cygnat Close, NW10 8TP

Approx Gross Internal Area = 50.93 sq m / 548 sq ft



Ref :  
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 B L E U  
 P L A N

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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