



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

**Glyndale Road, Harlesden, NW10 9JY**

**Asking Price £1,100,000**

Subject to Contract

- Beautiful extended & refurbished house
- Three bathrooms
- Timber floors
- Five bedrooms over three floors
- Large rear kitchen/dinner/lounge on to garden

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.



Tel: +44 (0)2 8960 9988  
Fax: +44 (0)2 8960 9989

Email: [mail@warwickstateagency.co.uk](mailto:mail@warwickstateagency.co.uk)  
[warwickstateagents.tv](http://warwickstateagents.tv) | [warwickstateagents.co.uk](http://warwickstateagents.co.uk)

69 Chamberlayne Road, London NW10 3ND  
Tel: +44 (0)20 8960 9988 Fax: +44 (0)20 8960 9989



**Glynfield Road, NW10 9JY**

Refurbished & extended to an impeccable standard throughout is this substantial five-bedroom Victorian house. Accommodation is arranged over three floors with 1900 sq ft of flexible living/entertaining space, solid wooden flooring on the ground floor with a stunning 28ft double reception room, and guest W.C. To the rear of the house is a spectacular fully extended kitchen/dining room with lounge area, bathed in natural light and with unique views of uninterrupted nature.

Half landing comprises of a double bedroom and adjoining bathroom, first-floor boasts a large master bedroom with en suite bathroom, and a double study/bedroom. Extended loft space with two further light-filled double bedrooms and bathroom.

Viewings are highly recommended for this effortlessly stylish property that makes the perfect family home.

Situation Glynfield Road is a desirable quiet residential street, a short walk away from Roundwood Park, a wide variety of shops, transport links which include Under & Overground train Station's providing quick and easy access to Central London and many useful bus routes and connections.

