



Goodhall Street, Willesden Junction, NW10 6TU

Asking Price £575,000

Subject to Contract

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		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

- 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



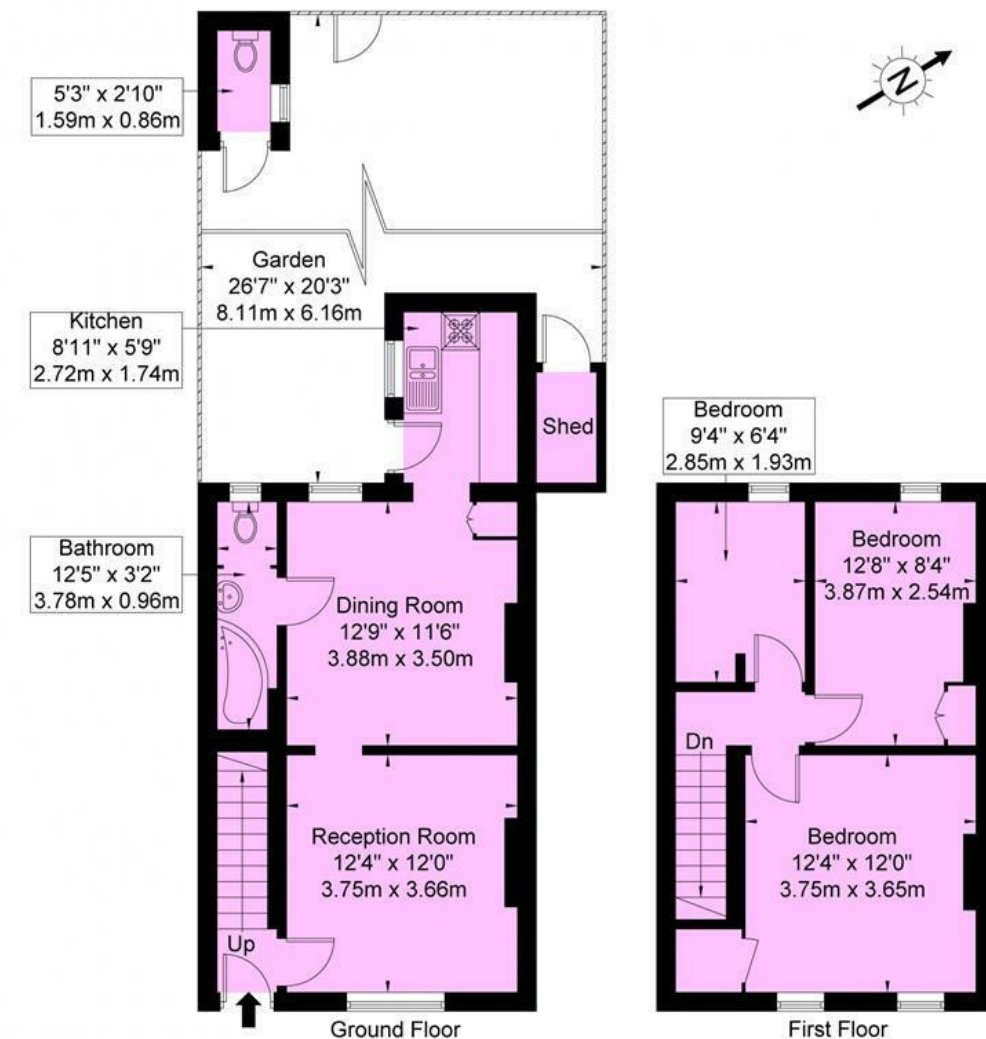
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Quante and most stylish railway cottage... three bedroom, end-terraced two-story cottage, which has recently been refurbished with antique style timber flooring, high ceilings, and English rear patio garden. The Cottage has a most well-balanced mix 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.

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



Ref

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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.

Tenure Freehold

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Viewing by appointment , through joint sole agents Warwick Estate Agents