



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		
	80	

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 £350,000

Subject to Contract

- Unusal studio with sleeping/living/ding areas and kitchen
- Slabs of marble style tilling to floor & walls in bathroom
- Off street parking
- Share of freehold
- Marble worktops
- Communal gardsems
- Timber style floors nd low voltage lihting throughout
- Video entryphone



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Brondesbury Park, NW6 7AT

In the heart of this salubrious broad tree-lined location... on the ground floor of a converted detached house with a 999

year lease a share of freeho

approached via drive and entere

video entry-phone. Converted to

specification a one bedroomed ap

with accesses to rear communal g

wooden style floors, modern black

double glazed doors & windows;

voltage lighting & underfloor he

throughout.

This imposing ground floor st

apartment offers over 380 sq

living/entertaining space over on

31 ft sq living/dining/sleeping s

lacquered newly fitted kitchen

marble style worktops, slabs of l

style tiling in bathroom incorpo

W.C.s.

Country-style road in close proximity

over & underground train stations

of high streets to hand offering

bars/cafes, branded super market

specialized smaller shops with an

abundance of restaurants from all around

the world

