



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

Roundwood Road, Willesden Junction, NW10 9UL

Asking Price £300,000

Subject to Contract

- Opportunity, Blank canvass
- Private rear garden
- Rear room leading onto garden
- Two double bedrooms
- 66 year lease at present

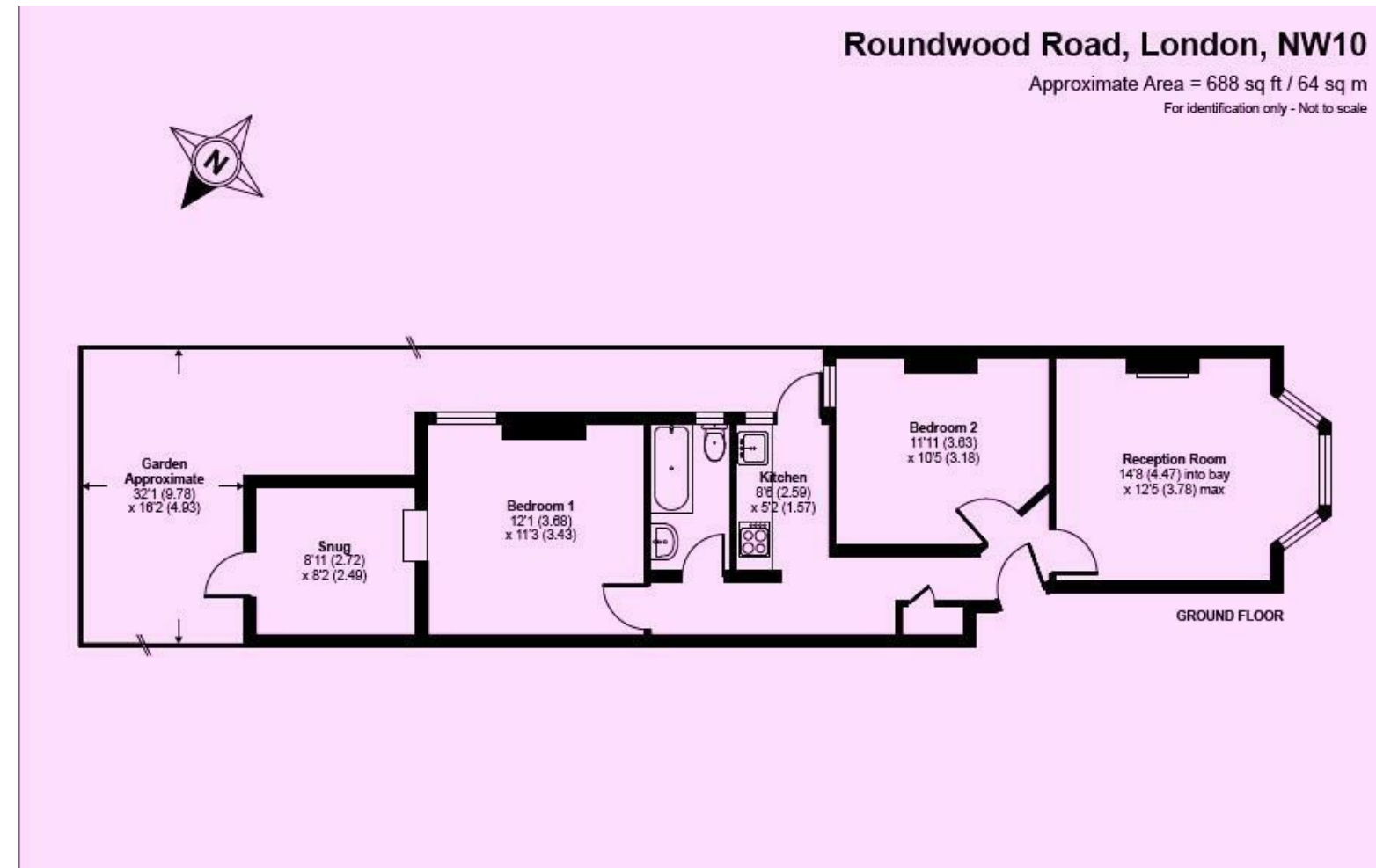


Roundwood Road, NW10 9UL

Investment property... two double bedrooms ground floor apartment with private rear garden, converted out of this mid-terraced house. Located within close proximity to the beautiful open spaces of Roundwood Park.

The property is a generous 688 sq ft consisting of high ceilings in bay fronted living room, a separate kitchen, a bathroom combined W.C., two double bedrooms, and leading on to a private rear garden is a rear room. The property requires internal refurbishment and is an ideal first-time or investment purchase, the current lease has an unexpired term of approx 67 years and would need an extension.

No upper chain



Tenure Leasehold

Price Asking Price £300,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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

Email: mail@warwickestateagency.co.uk
warwickestateagents.tv | warwickestateagents.co.uk

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