

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
67	

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	

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.

**Earlsmead Road, Kensal Green, NW10 5QB**

**Asking Price £875,000**

Subject to Contract

- Three bedrooms
- Kitchen/dining room
- Separate W.C
- Double glazed throughout
- Capital growth potential
- Two reception rooms
- Family bathroom
- Private rear garden
- Freehold



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

Email: mail@warwickstateagency.co.uk  
warwickstateagents.tv | warwickstateagents.co.uk

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



**Earlsmead Road, NW10 5QB**

Blank canvass... well maintained three double bedroom period style terraced house, with private rear garden, situated on this quiet residential side road, just moments away from both Kensal Green & Kensal Rise stations, coupled with the opportunity for a buyer to make their own, with side and loft extension potential, subject to the usual consents.

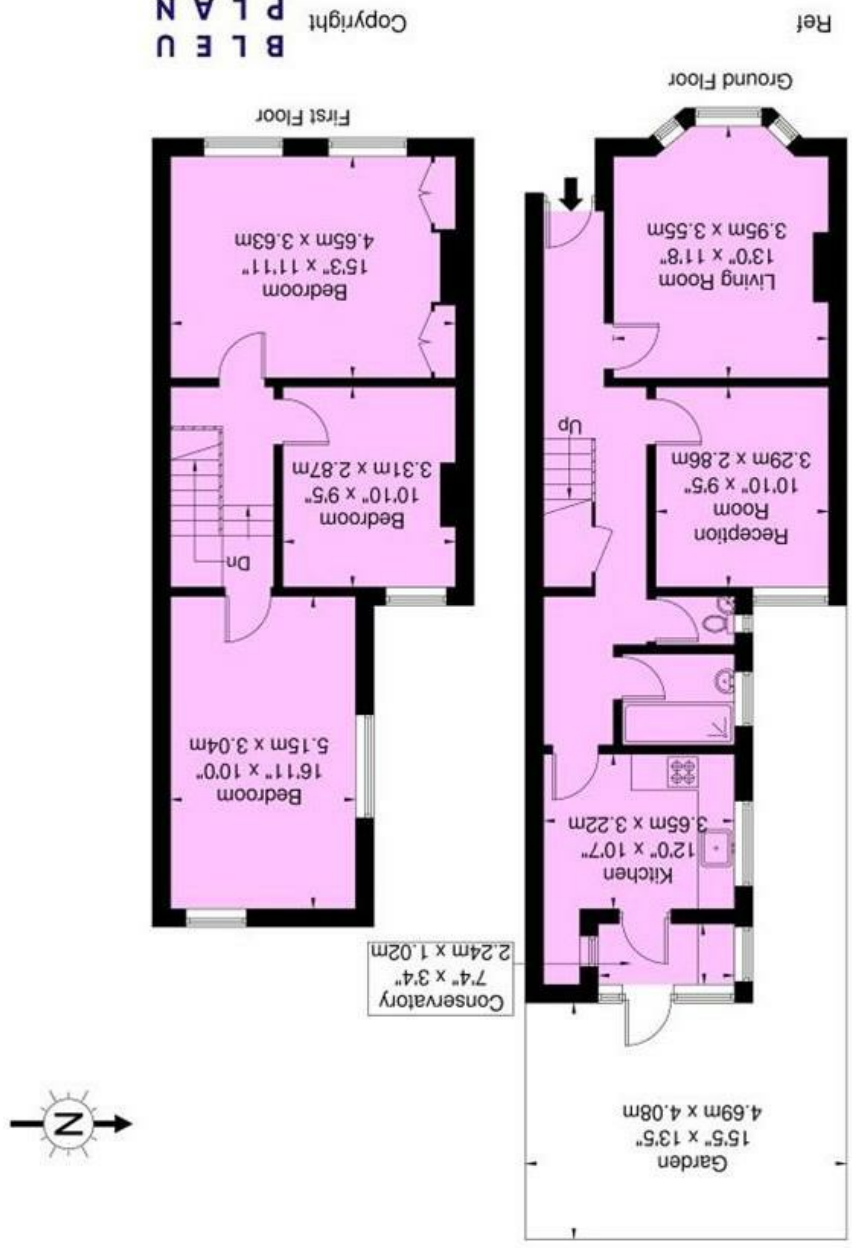
The property offers 1145 sq ft of accommodation, boasting great potential, presently over two floors, two reception rooms with high ceilings, eat-in kitchen with doors leading out to the garden, a family bathroom and separate W.C.

Earlsmead Road is a quiet, residential side Road located off the Harrow Road, only a stone's throw of Ladbroke Grove, most conveniently situated close to a variety of local amenities of Kensal & Queens Park, and Kensal Green/Rise train Stations.

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



**Earlsmead Road, NW10 5QB**  
 Approx. Gross Internal Area = 106.4 sq m / 1145 sq ft



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. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
 Copyright © BLEUPLAN

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