

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		
	83	

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		

Manor Park Road, London, NW10 4JW

Guide Price £395,000

Subject to Contract

- Sizeable reception room
- Two bathrooms one of which is En suite
- Lift
- Timber style floors
- Double bedroom apartment
- Contemporary style kitchens
- Low voltage lighting
- Long lease

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.



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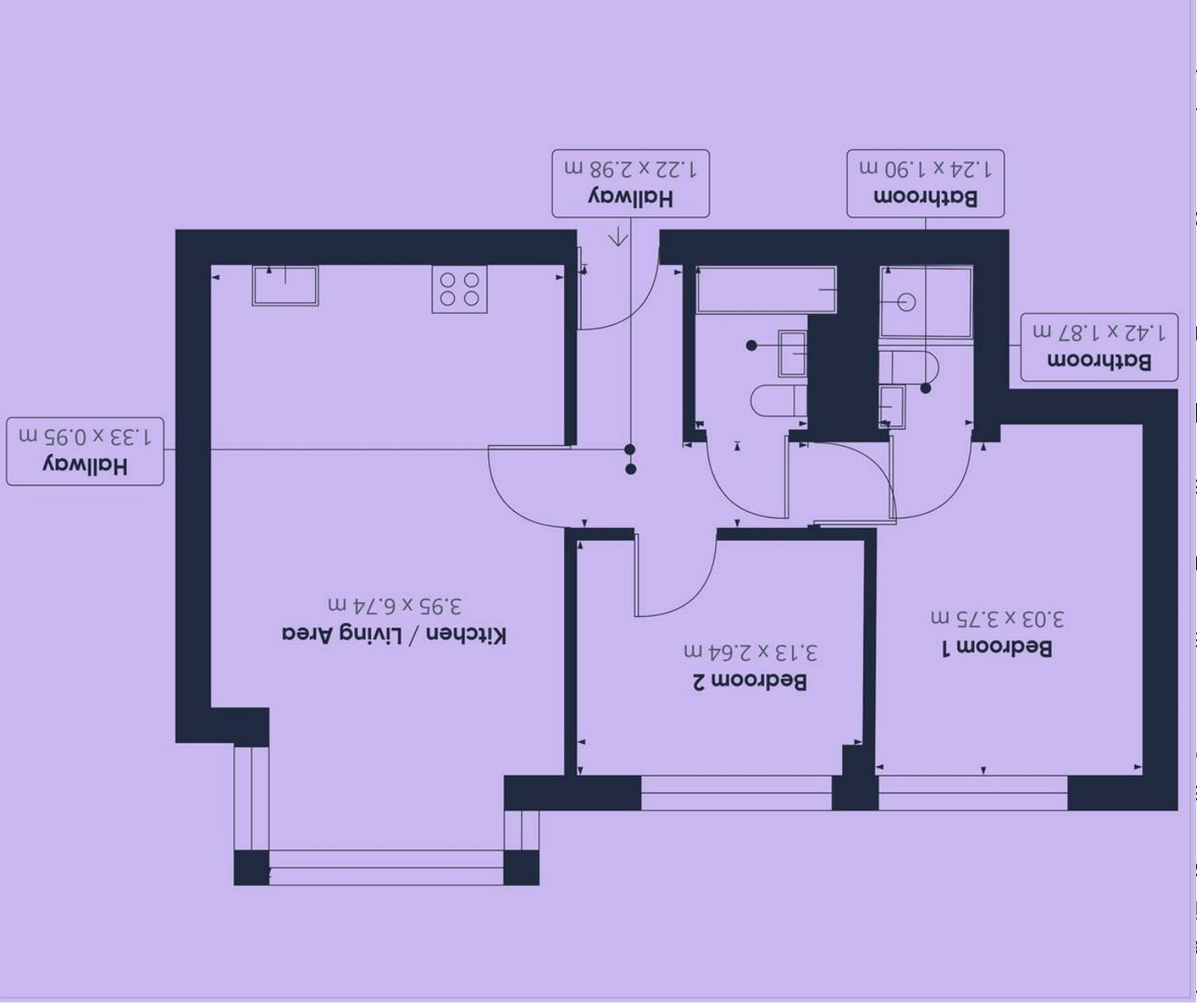
Competitively priced... modern

development of one, two & three bedroom apartments which have been completed to a high level of specification entered via entry-phone to a secure entrance area with lift, benefiting from double glazed black framed glass throughout, low voltage lighting and timber style floors.

This third floor apartment offers

generous 614 sq/ft of living accommodation over one floor, comprising of an entrance Hall, low voltage lighting & timber style floors in the reception room, integrated appliances including the bedroom double bedrooms contemporary kitchen, fitted wardrobes and a modern bathroom.

Located in close proximity to all amenities of Harlesden. Excellent transport links including Harlesden & Willesden Junction Stations offer easy access into Central London. Round Park with its Organic cafe is within a quarter of a mile away.



flyp

Approximate total area¹ 57.1 m²

(1) Excluding balconies and terraces

GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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