

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		

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.

Anson Road, London, NW2 6AD

Asking Price £450,000

Subject to Contract

- Door leading out to patio from double bedroom
- In the heart of the broad tree lined avenues of the Mapesbury Estate
- Timber style floorings & low voltage lighting throughout
- Share of freehold
- Two external areas
- Double glazed large black framed picture windows
- Granite worktops in newly fitted kitchen



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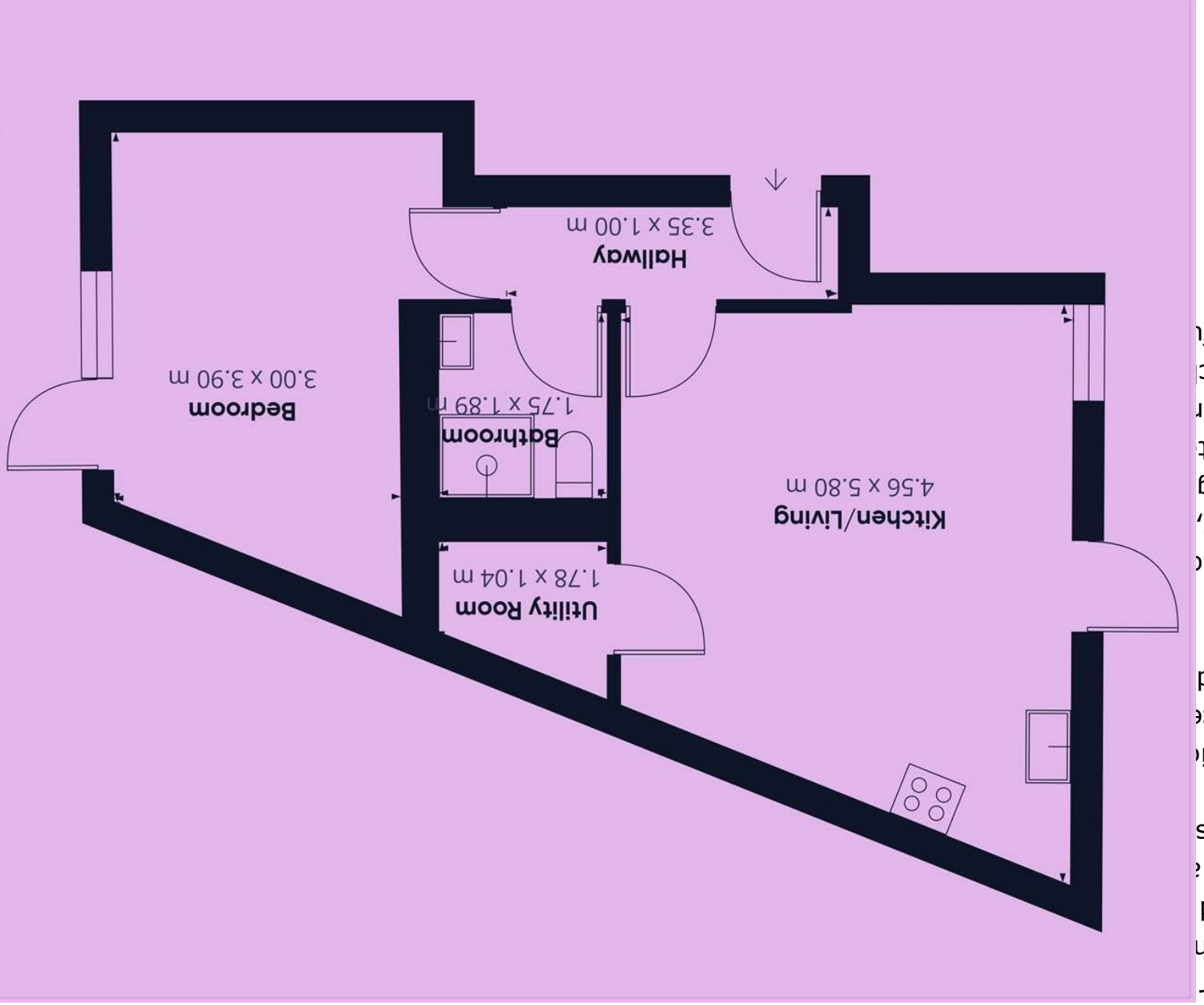
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Anson Road, NW2 6AD

In this salubrious, broad tree lined avenue... a development of four converted apartments with a shreehold in an imposing period house. On the ground floor is a bedroomed apartment with two private exterior patios and large black framed double glazed windows. In walking distance Willesden Green tube and abundant local amenities'.

The property offers over 510 sq living space over the ground floor, style flooring & low voltage lighting throughout, door leading out to garden from sizeable reception double bedroom, newly fitted kitchen granite worktops , marble style bathroom.



Approximate total area 47.38 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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