



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Ashmore Road, Queens Park, W9 3DD

Asking Price £775,000

Subject to Contract

- Two double bedrooms
- Extended rear living room
- Marble worktops on Wren kitchen
- Marble slabs to walls and flooring in bathroom
- By Queens Park tube
- Private rear garden
- Wood flooring

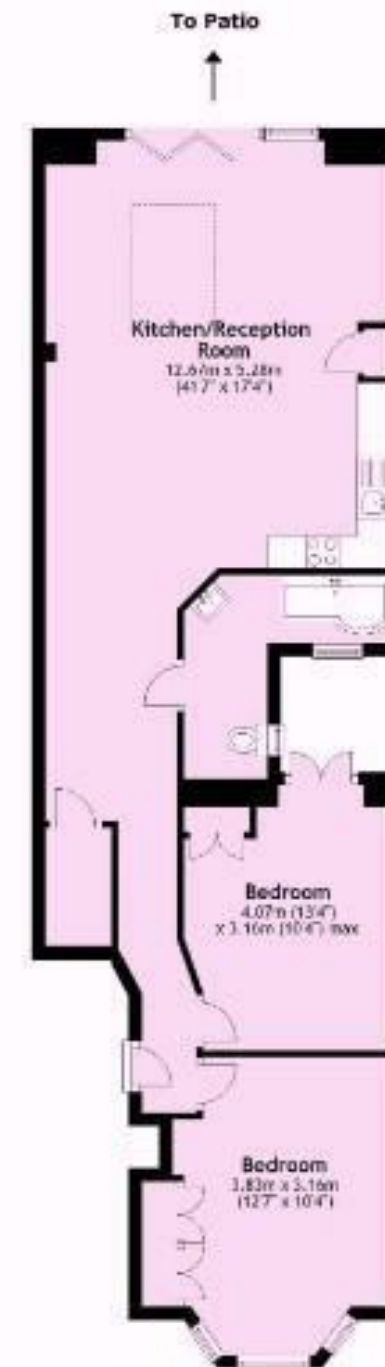


Ashmore Road, W9 3DD

Architecturally designed, finished to a high specification in the cul-de-sac by Queens Park station... newly developed & extended two double bedroom apartment with private rear garden. Carved out of this period style three storey building. Featuring a bright modern décor, low voltage lights with modern fittings, wooden flooring and a use of marble tiles.

The apartment offers over 895 sq ft with high ceilings, rear garden access from bi-folding doors, from extended living room with open plan Wren kitchen, marble worktops, dining area, two double bedrooms one of which leads out to its own patio, fully tiled marble family bathroom.

Ashmore Road is tree-lined and just around the corner from Queen's Park station (Bakerloo line and Overground). The local cafés, restaurants and shops of Little Venice are also nearby.



Total area: approx. 83.3 sq. metres (896.5 sq. feet)

Tenure Leasehold - Share of Freehold

Price Asking Price £775,000 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@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