

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	76
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
66	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	80
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
68	

Brewster Gardens, North Kensington, W10 6AL

Asking Price £325,000

Subject to Contract

- Bright double bedroom
- Views over garden from reception room
- Integrated fridge & washing machine
- Modern fitted bathroom
- Timber style flooring
- Gas central heating
- Entry-phone

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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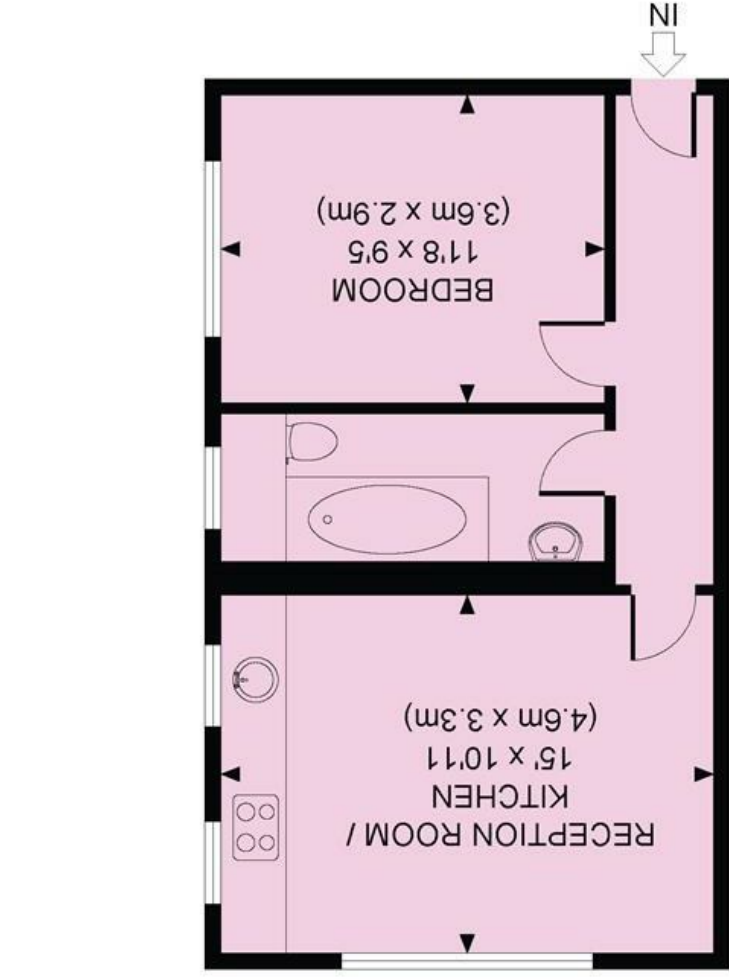
Great location... spacious one double bedroom apartment, which has recently undergone full refurbishment to a high level, set on the ground floor of this tidy, low rise 1950s style purpose built block, boasting from communal rear gardens and entered via security-phone, located in a sought after side street, a mere hop of a variety local amenities.

The property offers 390sqft of accommodation including timber styled flooring & low voltage lighting throughout, comprising of reception room overlooking rear garden, newly fitted lacquered kitchen with induction hob, double bedroom with concealed radiator & large ceramic tiles in newly fitted bathroom.

Situated in this most sought after West London area, in a side Road just off North Pole Road which offers a variety of local shops, bars/cafes, and restaurants, at the other end of the Road, is "Scrubs Lane" parklands, within walking distance of Latimer Road & Ladbroke Grove underground stations and numerous alternative transport links.



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All measurements walls, doors, windows, fitting and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent nor zenluvo
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BREWSTER GARDENS, W10
TOTAL APPROX. FLOOR AREA 390 SQ. FT. (36.2 SQ. M.)
GROUND FLOOR