



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		
	79	

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.

### Brondesbury Park, London, NW6 7AT

Guide Price £450,000

Subject to Contract

- New build one bedroom apartment in the heart of Brondesbury Park
- Contemporary style bathroom with slabs of marble style walling & flooring
- Share of freehold
- Communal rear garden
- Sizeable 26 ft reception room into bay window
- Marble style worktops on kitchen
- Off street parking
- Video entryphone



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

## Brondesbury Park, NW6 7AT

In the heart of this salubrious broad tree-

lined location... on the second floor converted detached house with year lease a share of freehold approached via drive and entered via entry-phone. Converted to specification a one bedroomed apartment with access to rear communal garden with double glazed doors & windows voltage lighting & underfloor heating throughout.

This imposing ground floor apartment offers over 430 sq ft of living/entertainment space over one floor, 19 ft sq living lacquered newly fitted kitchen marble worktops, slabs of marble bathroom incorporating W.C

Country-style road in close proximity to high streets to hand offer bars/cafes, branded super markets & underground train stations with specialized smaller shops with abundance of restaurants from all over the world.



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**flyp**

Approximate total area<sup>8</sup> 84.48 m<sup>2</sup>  
Reduced bedroom 39.96 m<sup>2</sup>

(1) Excluding balconies and terraces  
Reduced bedroom ..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS JPM5 3C standard. GIRAFFE 360