

**Harrow Road, College Park, NW10 5NB**

**Asking Price £249,950**

Subject to Contract

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

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

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.

- IN NEED OF REFURBISHMENT
- Separate lounge
- Bathroom combined W.C
- Most convenient of location's
- Long lease

- Double bedroom area
- Separate kitchen
- Two parking spaces
- Kensal Green & Willesden Junction train stations



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



**Harrow Road, NW10 5NB**

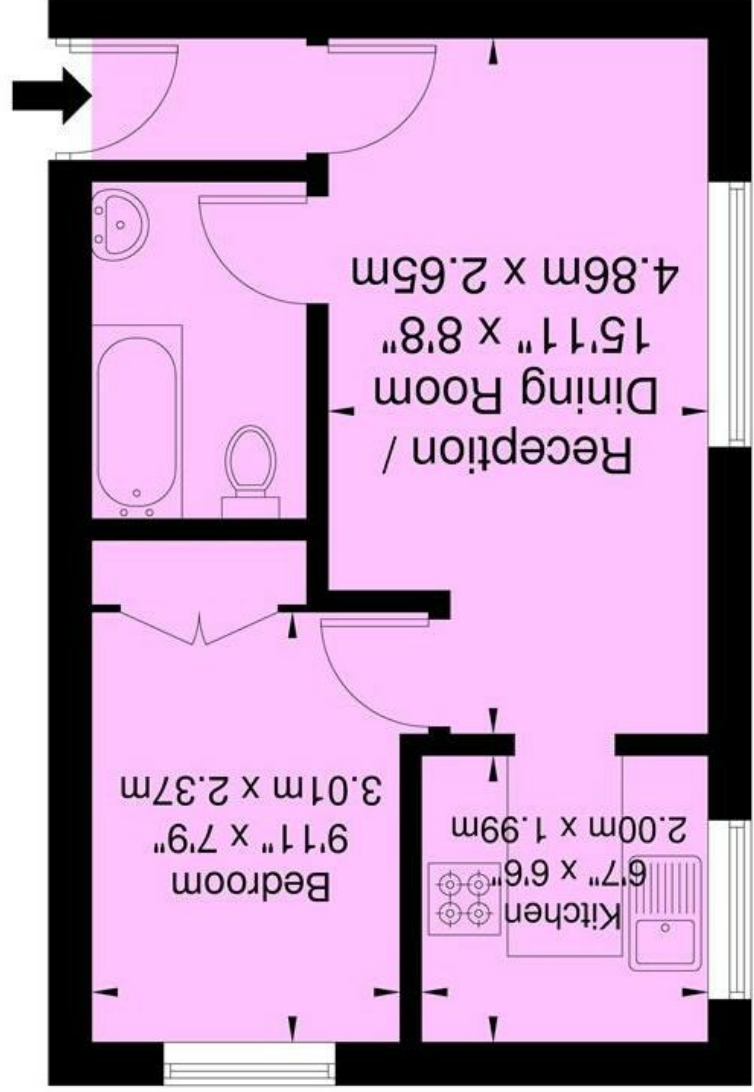
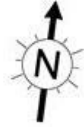
IN NEED OF REFURBISHMENT... double bedroom apartment, which is in need of refurbishment, on the ground floor of this small low-rise modern private block surrounded by communal lawns with patio walkways and entered via entry-phone access.

The property boasts timber style floorings throughout, the reception room, with an arch leading to a double bedroom, separate kitchen, bathroom combined W.C. and additional benefits include secure off-street parking to rear for two cars.

Within easy reach of both Kensal Green & Willesden Junction (Bakerloo Line) train stations, a variety of local shops, bars/cafes, restaurants, and numerous alternative transport links which include a straight bus ride down Scrubs Lane to Westfield shopping centre.

**Birbeck House, Harrow Road, NW10 5NA**

Approx. Gross Internal Area = 30.1 sq m / 323 sq ft



**B L E U**  
PLAN  
Copyright

Ref

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
Copyright © BLEUPLAN



Tel: +44 (0)2 8960 9988  
Fax: +44 (0)2 8960 9989

Email: mail@warwickestateagency.co.uk  
warwickestateagents.tv | warwickestateagents.co.uk

69 Chamberlayne Road, London NW10 3ND  
Tel: +44 (0)20 8960 9988 Fax: +44 (0)20 8960 9989