

| 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 | | | |

| 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.

Roundwood Road, Willesden Junction, NW10 9UL

Asking Price £449,000

Subject to Contract

- Two bedrooms
- Modern fully tiled bathroom
- Share of freehold
- Close to Roundwood Park
- White laquered kitchen with Marble worktops
- Private rear garden
- Potential side return extension, subject to usual consents



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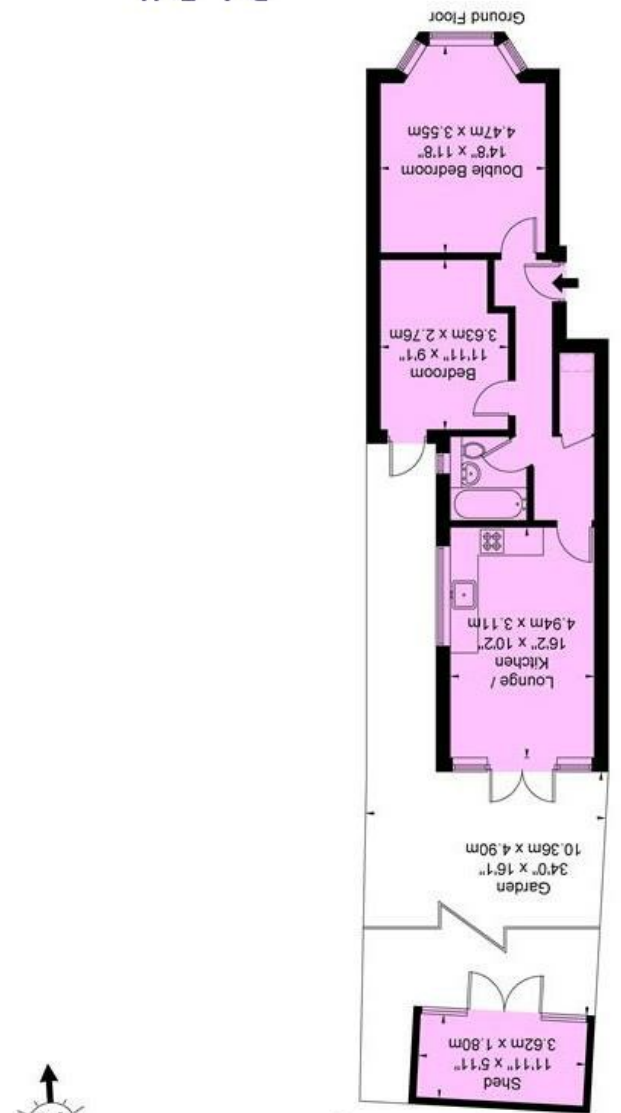
Roundwood Road, NW10 9UL

Recently refurbished with the potential to extend, and a share of freehold ... two double bedroom ground floor apartment with two tiered private garden and rear summer house. Converted out of this mid-terraced house, which is located in close proximity to the beautiful open spaces of Roundwood Park with its Organic café, local shops, and transport facilities which will include Crossrail.

The property offers 620 sq ft of living space over one floor, high ceilings, timber floors, and two double bedrooms one is presently being used as a second reception room French doors lead out to a raised seating area which has been leveled off with the lounge, marble worktops in the fully fitted kitchen with integrated dishwasher, Sandstone tiled family bathroom combined W.C. and private garden with rear summer house.

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Approx Gross Internal Area = 51.9 sq m / 558 sq ft
 Shed = 6.5 sq m / 69 sq ft
 Total = 58.4 sq m / 627 sq ft



BLEU PLAN
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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.
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