



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

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		

Manor Park Road, London, NW10 4JW

Asking Price £395,000

Subject to Contract

- New development
- Two bathrooms
- Lift
- Two double bedroom apartment
- Contemporary style kitchens
- Share of freehold

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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## Manor Park Road, NW10 4JW

Competitively priced... modern development of one & two bedroom apartments which have been completed to a high level of specification, entered via entry-phone access to a smart entrance foyer, benefiting from double glazed black framed glazing throughout, low voltage lighting and timber style floors.

The property offers a generous 614 sq/ft of living accommodation over one floor, comprising of an entrance Hall, low voltage lighting & timber style floors in the reception room, integrated appliances in a contemporary kitchen, fitted wardrobes in both double bedroom, and a two modern fitted bathrooms one of which is en suite.

Located in close proximity to all shops and amenities of Harlesden. Excellent transport links including Harlesden and Willesden Junction Stations offering easy access into Central London. Roundwood Park with its Organic café is within a quarter of a mile away.

