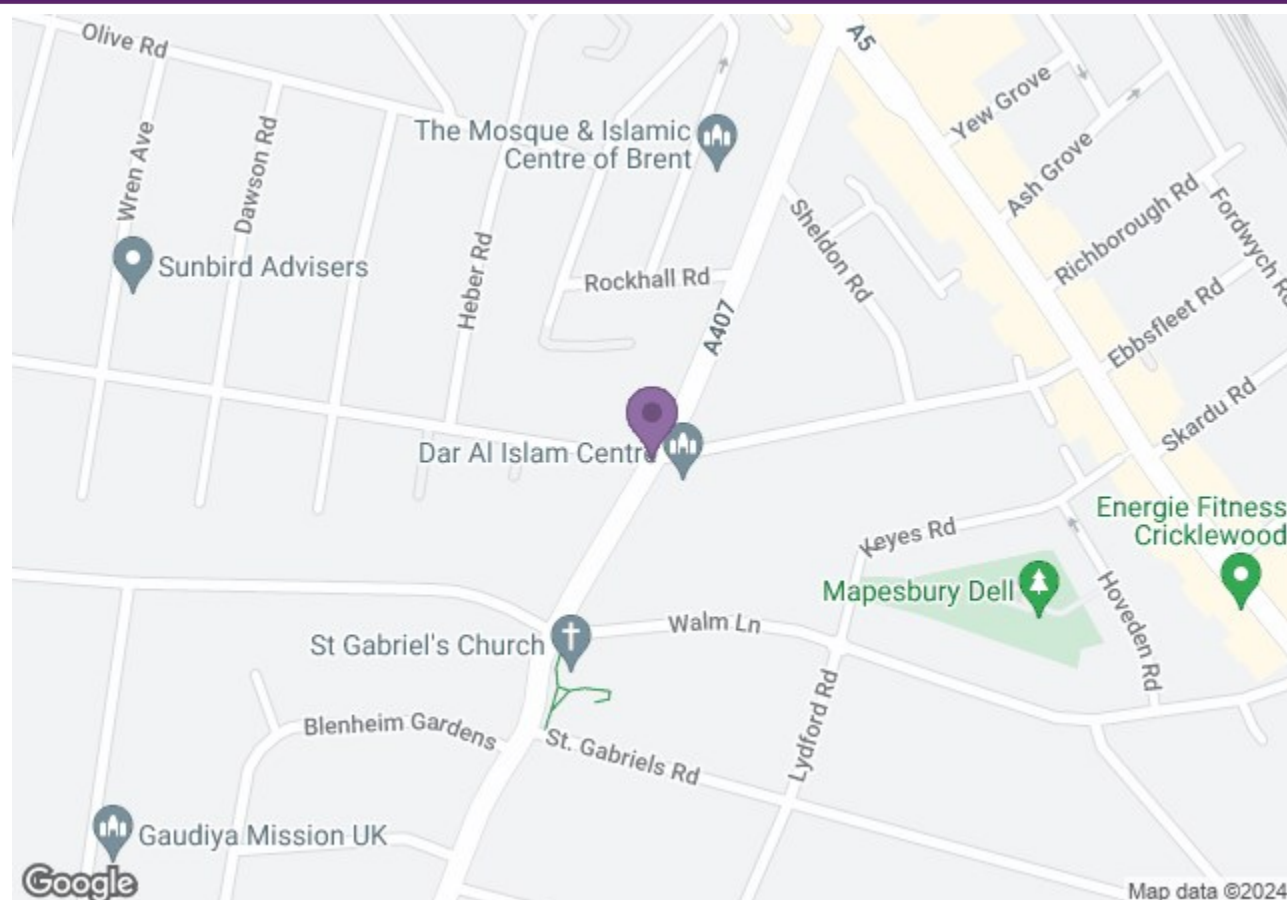




| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 57      |           |
| (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                                                        |         |           |

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.

Anson Road, London, NW2 6AD

Asking Price £850,000

Subject to Contract

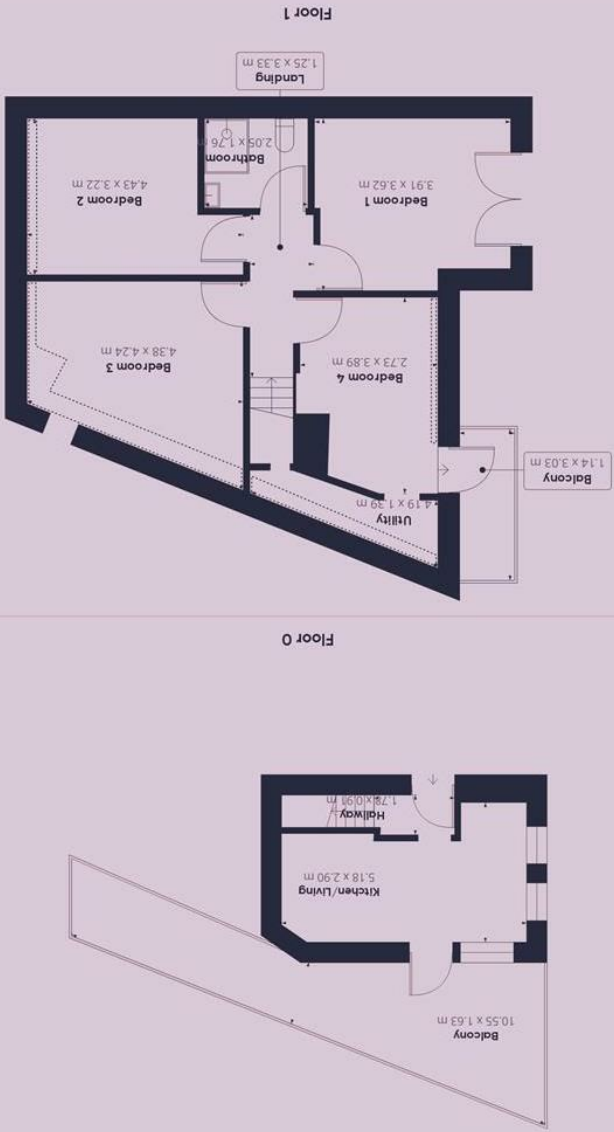
- Four bedroom maisonette newly converted
- In the heart of the broad tree lined avenues of the Mapesbury Estate
- Timber style floorings & low voltage lighting throughout
- Share of freehold
- Two external areas
- Double glazed large black framed picture windows
- Granite worktops in newly fitted kitchen

Anson Road, NW2 6AD

In this salubrious, broad tree lined

avenue... a development of four converted apartments with a shared freehold in an imposing period house. On the first & second floors four bedroomed maisonnette with separate private exterior patios large modern black framed double picture windows. In walking distance Willesden Green tube and abundant local amenities'.

The property offers over 845 sq ft of living space over the ground & first floors with wooden style flooring & low voltage lighting throughout, door leading to a newly fitted kitchen with granite worktop, terrace from sizeable reception area. Two balconies, two balconies.



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Approximate total area<sup>1)</sup> 78.96 m<sup>2</sup>

Reduced headroom 4.59 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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