



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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 new development of four newly converted apartments with a share of freehold in an imposing period style house. On the ground & first floors is a four bedroomed maisonette with two separate private exterior patios, with large modern black framed double glazed picture windows. In walking distance of Willesden Green tube and abundance of local amenities'.

The property offers over 845 sq ft of living space over the ground & first floor wooden style flooring & low voltage lighting throughout, door leading out to terrace from sizeable reception room, newly fitted kitchen with granite worktops , marble style fully tiled bathroom and two balconies.



Tenure Leasehold - Share of Freehold

Price Asking Price £850,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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