



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

**Asking Price £229,950**

Subject to Contract

- Double bedroom
- Separate kitchen
- Two off street parking spaces
- New lease

- Reception/dining room
- Family bathroom
- Entry-phone access



**Harrow Road, NW10 5NB**

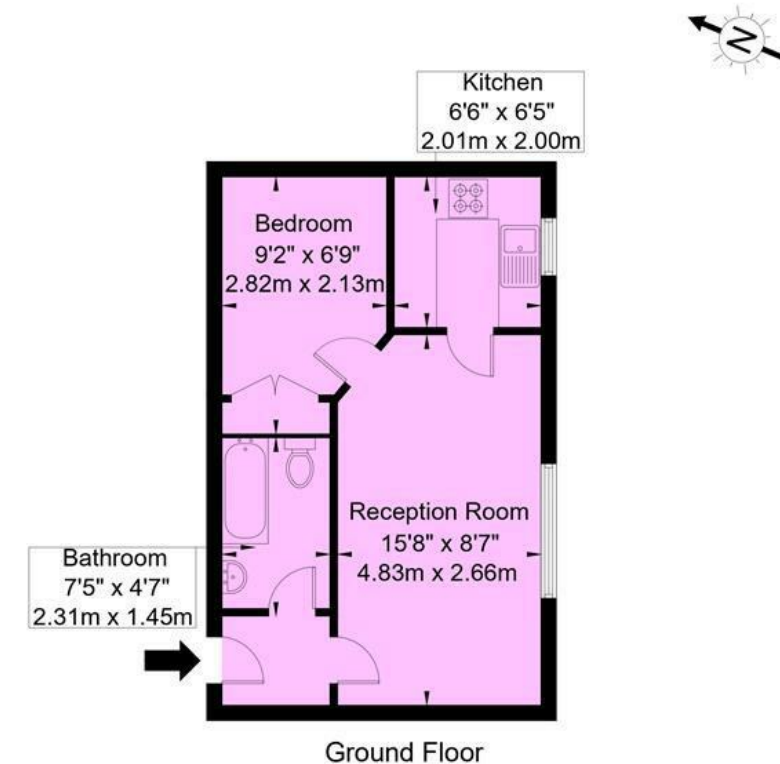
IN NEED OF REFURBISHMENT... double bedroom apartment, which is in need of refurbishment, on the ground floor of this small low-rise modern private block surrounded by communal lawns with patio walkways and entered via entry-phone access.

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.

**Harrow Road, NW10 5NB**

Approx Gross Internal Area = 28 sq m / 301 sq ft



Ref:

Copyright **BLEU PLAN**

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

**Tenure** Leasehold

**Price** Asking Price £229,950 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