



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	75
(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			

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.

**Ashmore Road, Queens Park, W9 3DD**

**Asking Price £775,000**

Subject to Contract

- Two double bedrooms
- Extended rear living room
- Marble worktops on Wren kitchen
- Marble slabs to walls and flooring in bathroom
- By Queens Park tube
- Private rear garden
- Wood flooring



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**Ashmore Road, W9 3DD**

Architecturally designed, finished to a high specification in the cul-de-sac by Queens Park station... newly developed & extended two double bedroom apartment with private rear garden. Carved out of this period style three storey building. Featuring a bright modern décor, low voltage lights with modern fittings, wooden flooring and a use of marble tiles.

The apartment offers over 895 sq ft with high ceilings, rear garden access from bi-folding doors, from extended living room with open plan Wren kitchen, marble worktops, dining area, two double bedrooms one of which leads out to its own patio, fully tiled marble family bathroom.

Ashmore Road is tree-lined and just around the corner from Queen's Park station (Bakerloo line and Overground). The local cafés, restaurants and shops of Little Venice are also nearby.



Total area: approx. 81.3 sq. metres (896.5 sq. feet)

