



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		
(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 (CO₂) 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	

Longstone Avenue, Harlesden, NW10 3RL

Asking Price £345,000

Subject to Contract

- Sizable two double bedroom apartment
- Eat in kitchen
- Private communal gardens
- Will have a long lease

- Reception room
- Bathroom combined W.C
- Double glazed windows
- No upper chain



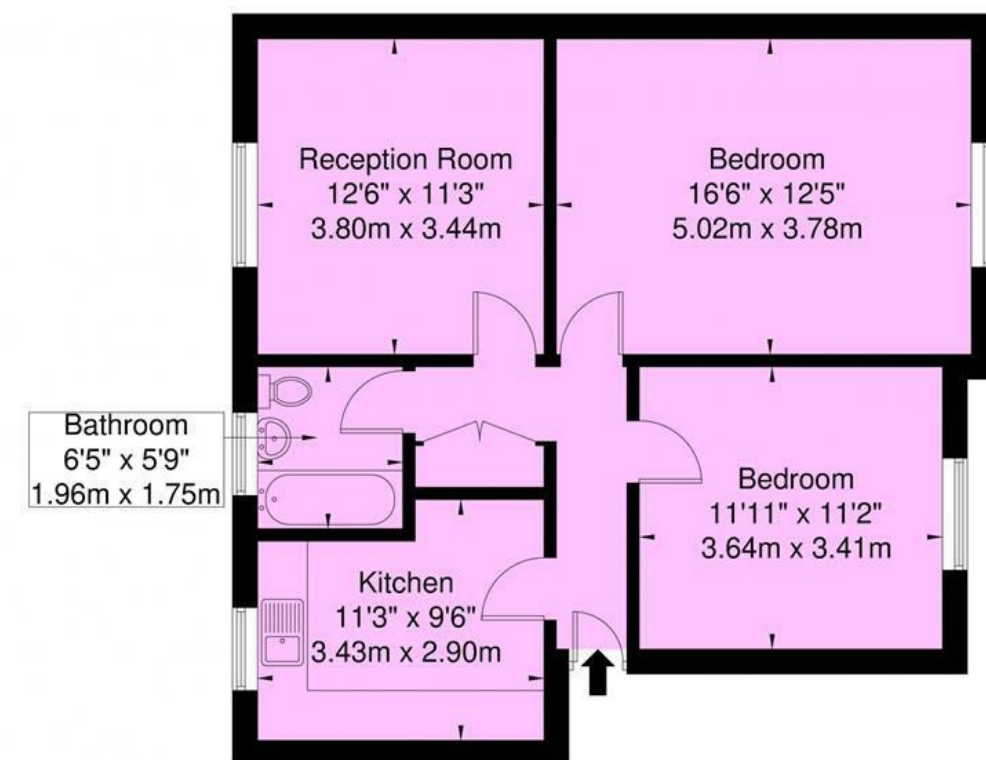
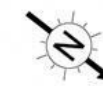
Longstone Avenue, NW10 3RL

Blank canvass, which is most generously sized... two double-bedroom apartment on the third floor of this purpose-built low-rise building entered via entry-phone, with communal gardens. Offering a generous 743 sq ft of living space, with sizable 16 ft reception room, 11 ft eat-in kitchen, and fitted bathroom combined W.C. Located within walking distance of the local shops and transport facilities.

Only a stone's throw of the attractive green open spaces of Roundwood Park with its organic café, a variety of local schools, additional amenities, and numerous transport links close at hand.

Rivington Court, Longstone Avenue, NW10 3RL

Approx. Gross Internal Area = 69.1 sq m / 743 sq ft



Second Floor

Ref

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**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.
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Tenure Leasehold

Price Asking Price £345,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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