

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	70
(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	61	65
(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.

**Felixstowe Road, Kensal Green, NW10 5SS**

**Asking Price £399,950**

Subject to Contract

- Double bedroom
- Dining area
- Bathroom combined W.C
- Gas central heating
- Extended lease
- Sizable reception room
- Eat in kitchen
- Double glazed windows
- Over two floors

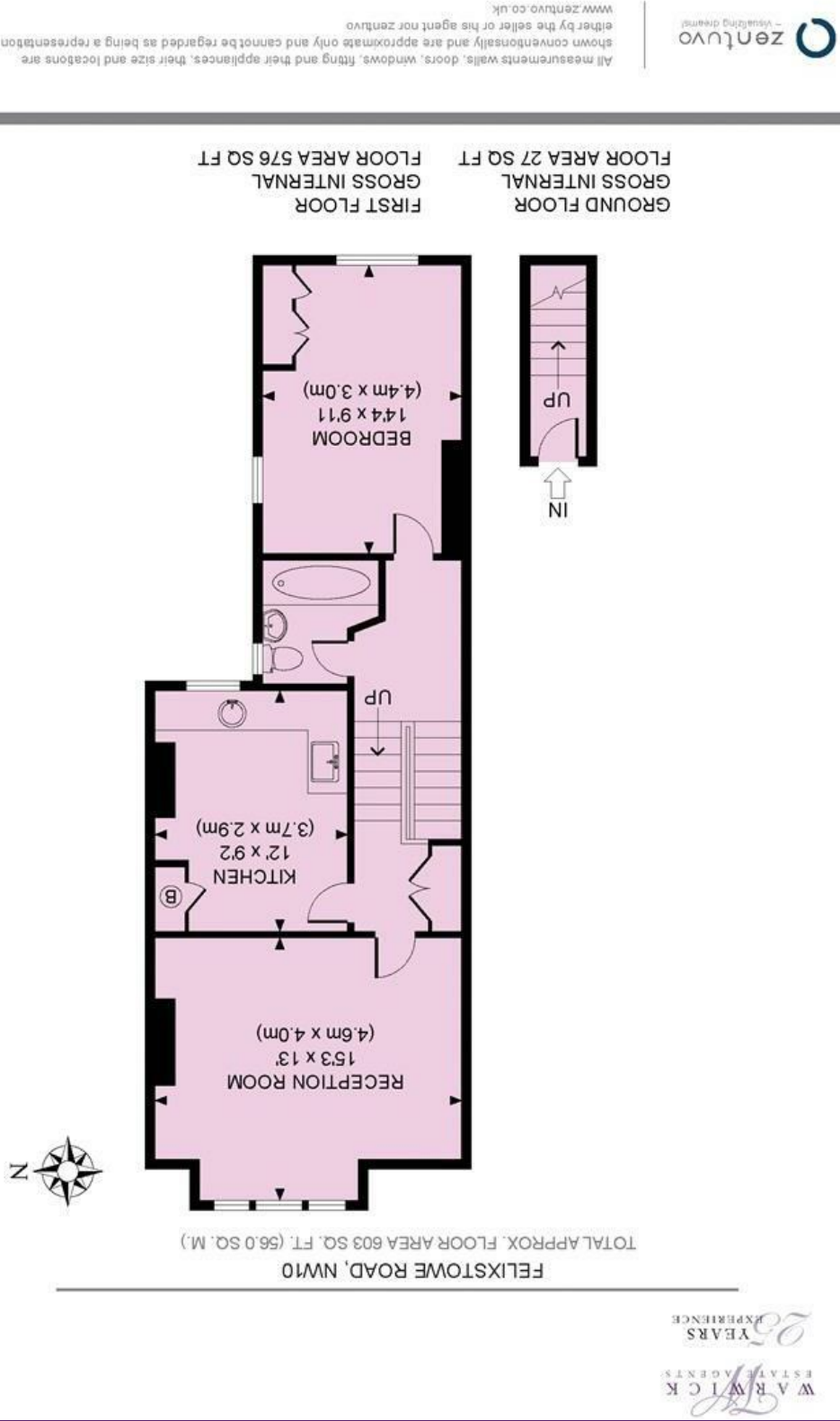


Felixstowe Road, NW10 5SS

Extended lease... on a quiet residential street, spacious modern one-bedroom apartment set on the first floor of this period-style house, offering stylish accommodation with a light & airy décor, contemporary fixtures, and fittings. In close proximity to the numerous amenities of both Ladbroke Grove & Chamberlayne Road.

The property offers over 550 sq ft of living space with access to a loft space ideal for developing, subject to the usual consents, comprising of a sizable and bright reception room with a dining area, a separate smart fitted eat-in kitchen, a good sized master bedroom, and a bathroom combined with W.C.

Felixstowe Road is ideally located moments from the local shops, bars, and restaurants of Harrow Road, while the nearest station Kensal Green (Bakerloo line) offering access to central London is a stone through away.



Email: mail@warwickestateagency.co.uk  
warwickestateagents.tv | warwickestateagents.co.uk  
Tel: +44 (0)20 8960 9988 Fax: +44 (0)20 8960 9989  
69 Chamberlayne Road, London NW10 3ND

Tel: +44 (0)2 8960 9988  
Fax: +44 (0)2 8960 9989

