



Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

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

Harrow Road, College Park, NW10 5BG

Asking Price £389,000

Subject to Contract

- Bright 20ft bedroom with fitted wardrobes
- French doors leading out to terrace from reception room
- Modern fitted kitchen
- Fully tiled bathroom
- Wooden style flooring
- Off street parking available under separate price



Harrow Road, NW10 5BG

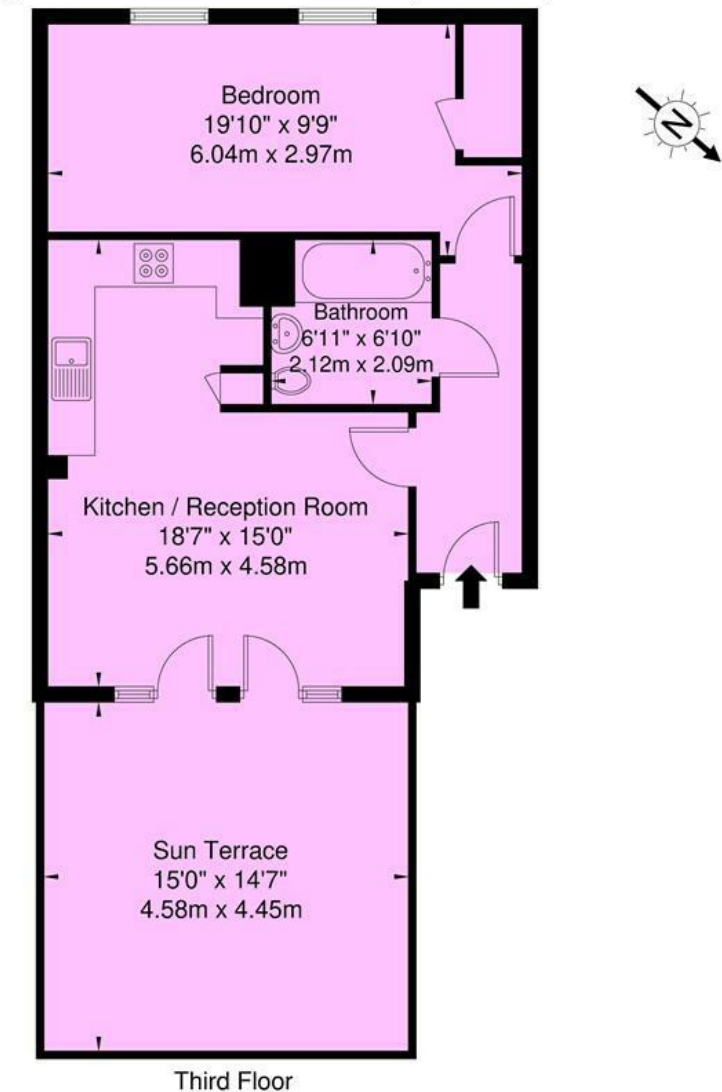
Stunning, well proportioned & bright... contemporary style one double bedroom apartment, boasting balcony & sizable private roof terrace, on the third floor of this recently built low rise development, entered via entry-phone access, benefiting from off-street parking and communal central lawns, only a stone's throw of local amenities.

The property offers 534sqft of living space, with gas central heating, comprising of French doors leading out to the secluded terrace from a sizable 18ft reception room, stainless steel appliances in modern fitted kitchen, modern fully tiled bathroom, and double glazed doors & windows throughout.

Offering a variety of local bars/cafes, restaurants, and shopping facilities at your fingertips, walking distance of both Kensal Green & Willesden Junction over/underground train stations, numerous alternative transport links that include a short bus ride to Westfield's shopping centre and Central London.

Dugdale Court, NW10 5BG

Approx. Gross Internal Area = 49.6 sq m / 534 sq ft



Ref

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**BLEU
PLAN**

Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Tenure Leasehold

Price Asking Price £389,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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