

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

Environmental Impact (CO ₂) 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			

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.

Lushington Road, Kensal Rise, NW10 5UU

Asking Price £649,950

Subject to Contract

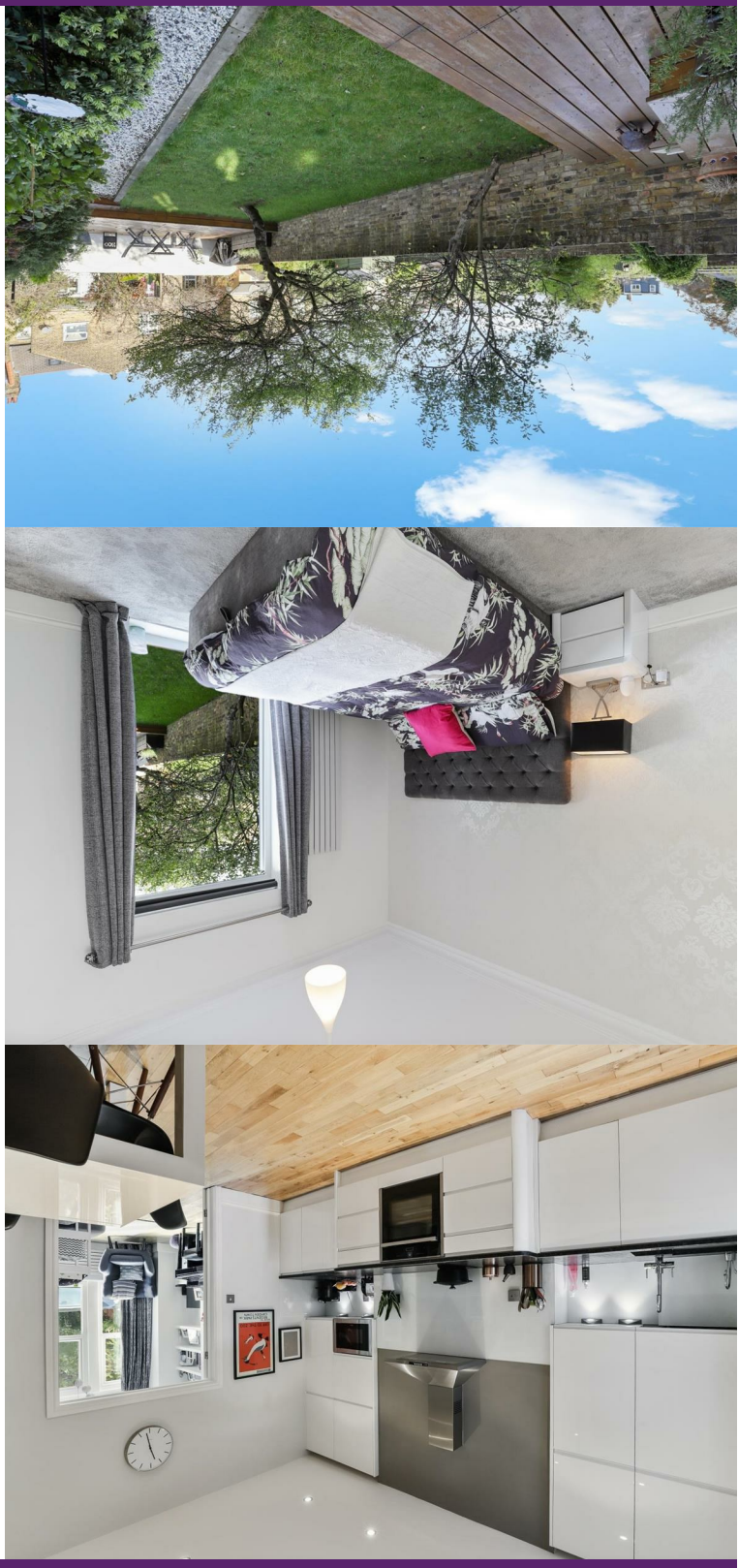
- Two bedrooms
- Granite worktops in contemporary fitted kitchen
- En suite shower room
- Private 45 ft rear garden mainly laid to lawn, raised decking area
- High ceilings & period features
- Reception room into bay window
- Dining area
- Family bathroom
- Off street parking & Share of freehold
- Double glazed & gas central heating



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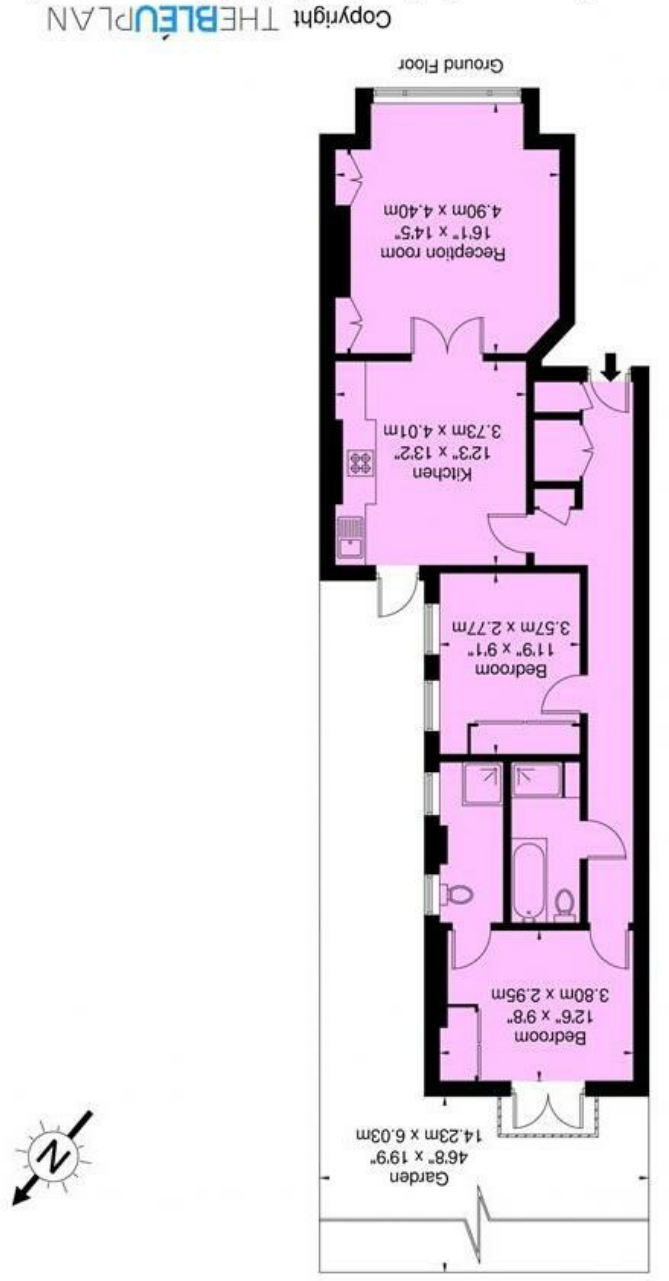


Lushington Road, NW10 5UU

With a share of freehold, off-street parking, and private rear garden... unique opportunity to acquire a two double bedroom ground floor apartment, which has recently undergone full refurbishment to a high standard, offering sole use of a South/easterly facing rear garden and parking, in a well maintained period house, ideally located on what is considered one of the more sought after tree-lined avenues.

The property comprises of living space with high ceilings & boasting Oak timber floorings, reception room into bay, sizable fitted kitchen/diner with granite worktops & stainless steel appliances, French doors leading out to garden from a double bedroom with en suite shower room, and further double second bedroom, and a modern fitted family bathroom with both bath and shower cubicle. Leafy, broad residential side road, close to a variety of local amenities which include Roundwood Park, a multitude of shops, walking distance of Kensal Green, Kensal Rise & Willesden Junction over/underground stations, and alternative transport links.

Lushington Road, London, NW10 5UU
 Approx. Gross Internal Area = 81.6 sq m / 878 sq ft



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 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

