



| 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                                    |         |           |
|   | 80      |           |

| 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.

### Brondesbury Park, London, NW6 7AT

Guide Price £350,000

Subject to Contract

- Unusal studio with sleeping/living/ding areas and kitchen
- Slabs of marble style tilling to floor & walls in bathroom
- Off street parking
- Share of freehold
- Marble worktops
- Communal gaderms
- Timber style floors nd low voltage lihting throughout
- Video entryphone



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

Email: mail@warwickestateagency.co.uk  
warwickestateagents.tv | warwickestateagents.co.uk

69 Chamberlayne Road, London NW10 3ND  
Tel: +44 (0)20 8960 9988 Fax: +44 (0)20 8960 9989

**Brondesbury Park, NW6 7AT**

In the heart of this salubrious broad tree-lined location... on the ground floor of a converted detached house with a 999

year lease a share of freeho

approached via drive and entere

video entry-phone. Converted to

specification a one bedroomed ap

with accesses to rear communal g

wooden style floors, modern black

double glazed doors & windows;

voltage lighting & underfloor he

throughout.

This imposing ground floor st

apartment offers over 380 sq

living/entertaining space over on

31 ft sq living/dining/sleeping s

lacquered newly fitted kitchen

marble style worktops, slabs of l

style tiling in bathroom incorpo

W.C.s.

Country-style road in close proximity

over & underground train stations

of high streets to hand offer

bars/cafes, branded super market

specialized smaller shops with an

abundance of restaurants from all around

the world

