



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 <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.

**Kings Road, Willesden, NW10 2BL**

**Asking Price £835,000**

Subject to Contract

- Three/four bedrooms
- Dining room
- Bathrooms on both levels
- Double glazing throughout
- Timber style flooring
- Two reception rooms
- Kitchen
- South facing rear garden
- Gas central heating



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**Kings Road, NW10 2BL**

Blank canvass... spacious three/four-bedroom house, in need of modernisation with sizable south facing rear garden, extend to the rear and into the loft subject to the usual consent. In a broad attractive, quiet tree-lined road Close to Public Transport facilities.

The property boasts over 1525 sq ft of living space, comprising high ceilings in both reception rooms, dining room, separate kitchen, and two bathrooms. The property has excellent scope to redevelop or convert into flats subject to the necessary planning consents.

Located close to local schools and amenities, transport links include; Willesden Green & Dollis Hill stations (Jubilee Line) as well as easy access to the A406 and M1.

The property is chain-free and sold with vacant possession.

