



| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | 76 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| 58 | |

| Environmental Impact (CO ₂) Rating | |
|---|-----------|
| Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | 80 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| 55 | |

Charteris Road, Queens Park, NW6 7ET

Asking Price £440,000

Subject to Contract

- Three bedrooms
- Modern fitted kitchen
- En suite shower room
- Gas central heating

- High ceilings in Reception room
- Family bathroom
- Half of rear garden
- Timber style flooring

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.



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Charteris Road, NW6 7ET

Rare opportunity to acquire a three bedroom apartment, on the first floor of a period style mid-terraced house, which has the additional and unusual benefit of direct access to a rear garden, with timber style flooring, high ceilings, and located only a short stroll of an abundance of amenities.

The property offers a compact accommodation of over 540sq", comprising of reception over looking garden, modern fitted eat in kitchen, family bathroom combined W.C. and en suite shower room.

Most conveniently situated in walking distance of Queens/Kilburn Park (Bakerloo Line) tube, Kilburn High Road (Jubilee Line) Under/over ground train stations and numerous shopping facilities of the High Road.

CHARTERIS ROAD, NW6
TOTAL APPROX. FLOOR PLAN AREA 540 SQ.FT. (50 SQ.M.)
FIRST FLOOR



All measurements walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent nor zenluvo
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