

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	74
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
63	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	75
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
56	

**Grosvenor Gardens, Willesden Green, NW2 4QP**

**Asking Price £379,950**

Subject to Contract

- Beautiful tree lined avenue
- Chain free
- Double glazed windows
- Split level
- A mere hop of the transport links & local shops
- Well maintained one double bedroom
- Lounge with dining area
- Loft storage

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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### Grosvenor Gardens, NW2 4QP

Characterful, penthouse apartment located in sought after tree-lined avenue ... carved out of this unique end of terraced period house. On the second, (top floor) of four flats, with a lot of loft eave storage. In mere hopping distance of Willesden Green (Jubilee Line) tube & Sainsbury's supermarket.

Split level property offering over 450 sq ft comprising of a good-sized double bedroom, with a modern separate fitted kitchen and stylish reception room with dining area, as well as a contemporary style fitted bathroom. Double glazing throughout with a good natural light filtering through.

The property has been extremely well maintained, ready to move in straight away, suiting both a first-time buyer as well as a buy to let investor. Willesden Green has a variety of local shops, deli's, restaurants, cafes/bars, as well as the open space of Gladstone Park.

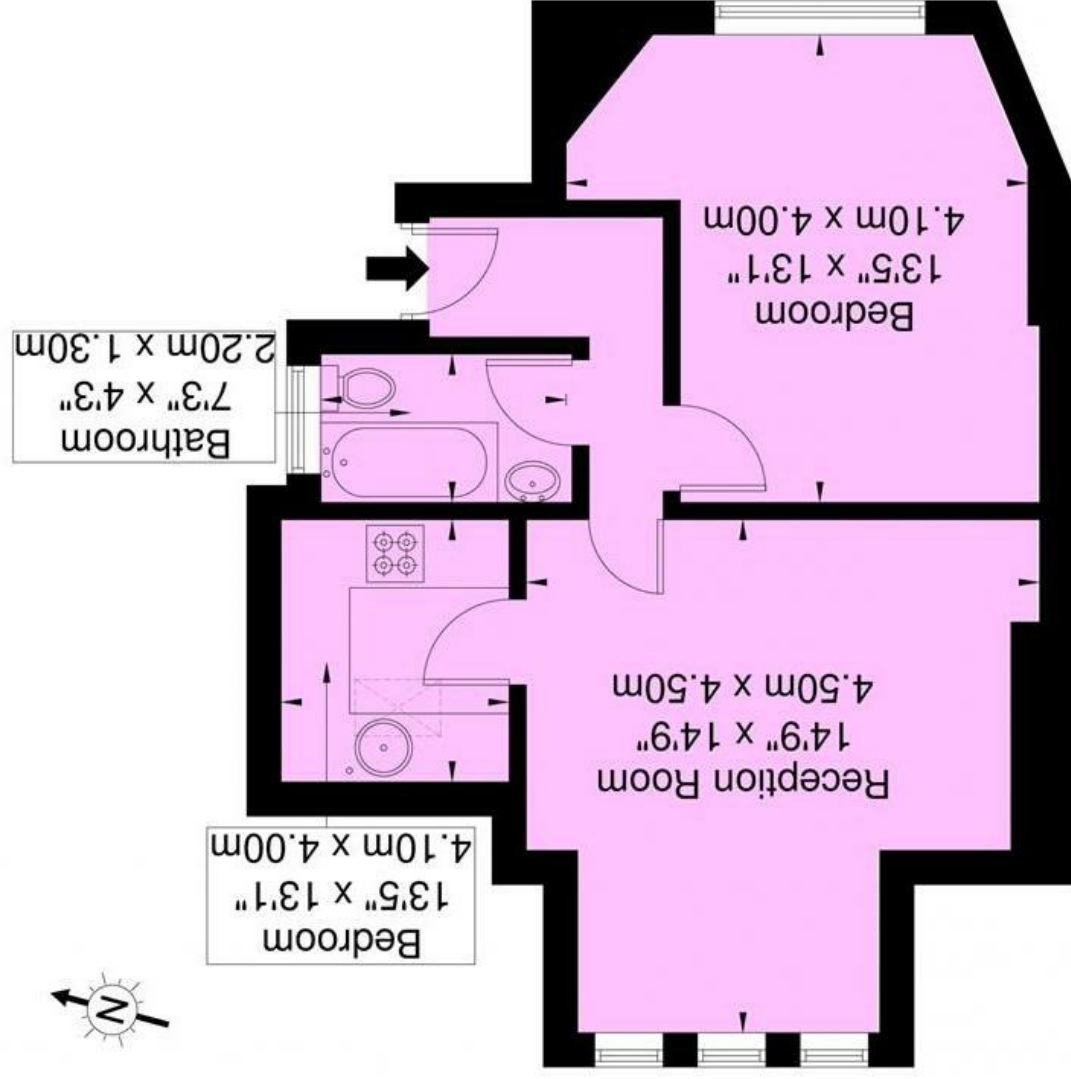
Chain free...

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### Grosvenor Gardens, NW2 4QP

Approx. Gross Internal Area = 43.3 sq m / 466 sq ft



Second Floor

Ref  
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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

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