

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 64 | 74 |
| (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 | 55 | 56 |
| (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.

Valliere Road, College Park, NW10 6AL

£1,850 PCM

Subject to Contract

- Newly refurbished one bedroom one study garden flat
- Hardwood work tops in kitchen
- Private rear garden
- Low voltage lighting
- Timber floors in reception
- Marble effect tiling in bathroom
- High ceilings
- Gas central heating



Valliere Road, NW10 6AL

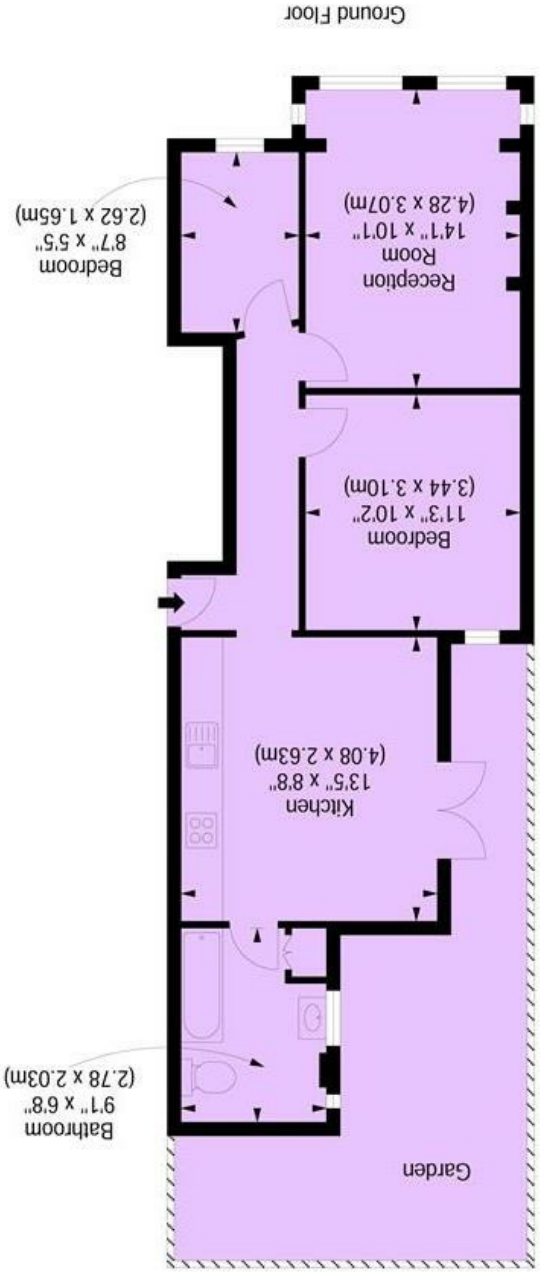
Newly refurbished in tasteful neutral tones, this one bedroom one study ground floor apartment benefits from its own private entrance and a private rear garden, set within a charming period-style building.

The property offers approximately 597 sq ft of well-proportioned living and entertaining space. The reception room features high ceilings, fitted shelving and cupboards within the alcoves, and a bright, airy feel throughout. A modern eat-in kitchen with oak-style cabinetry, hardwood worktops and a marble splashback opens onto the garden via French doors, creating a lovely indoor-outdoor flow. The bathroom is generously sized and finished with marble-effect tiling.

Further benefits include timber flooring, gas central heating, and close proximity to both Kensal Green and Willesden Junction stations.

Available 23rd February.

Valliere Road, NW10
Approximate Gross Internal Area 597 sq ft / 55.46 sq m



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

