



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(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	
(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.

Manor Park Road, London, NW10 4JW

Guide Price £395,000

Subject to Contract

- Sizeable reception room
- Two bathrooms one of which is En suite
- Lift
- Timber style floors
- Double bedroom apartment
- Contemporary style kitchens
- Low voltage lighting
- Share of freehold



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Competitively priced... modern

development of one, two & three bedroom apartments which have been completed to a high level of specification entered via entry-phone to a secure entrance area with lift, benefiting from double glazed black framed glass throughout, low voltage lighting and timber style floors.

This third floor apartment offers generous 614 sq/ft of living accommodation over one floor, comprising of an entrance Hall, low voltage lighting & timber style floors in the reception room, integrated appliances including the bedroom double bedrooms contemporary kitchen, fitted wardrobes and a modern bathroom.

Located in close proximity to all amenities of Harlesden. Excellent transport links including Harlesden & Willesden Junction Stations offer easy access into Central London. Round Park with its Organic cafe is within a quarter of a mile away.



flyp

Approximate total area¹ 57.1 m²

(1) Excluding balconies and terraces

GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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