



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	83	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

Manor Park Road, London, NW10 4JW

Asking Price £375,000

Subject to Contract

- New development
- Two bathrooms
- Timber style floors
- Lift
- Two double bedroom apartment
- Contemporary style kitchens
- Low voltage lighting
- Share of freehold



Tel: +44 (0)2 8960 9988
Fax: +44 (0)2 8960 9989

Email: mail@warwickstateagency.co.uk
warwickstateagents.tv | warwickstateagents.co.uk

69 Chamberlayne Road, London NW10 3ND
Tel: +44 (0)20 8960 9988 Fax: +44 (0)20 8960 9989

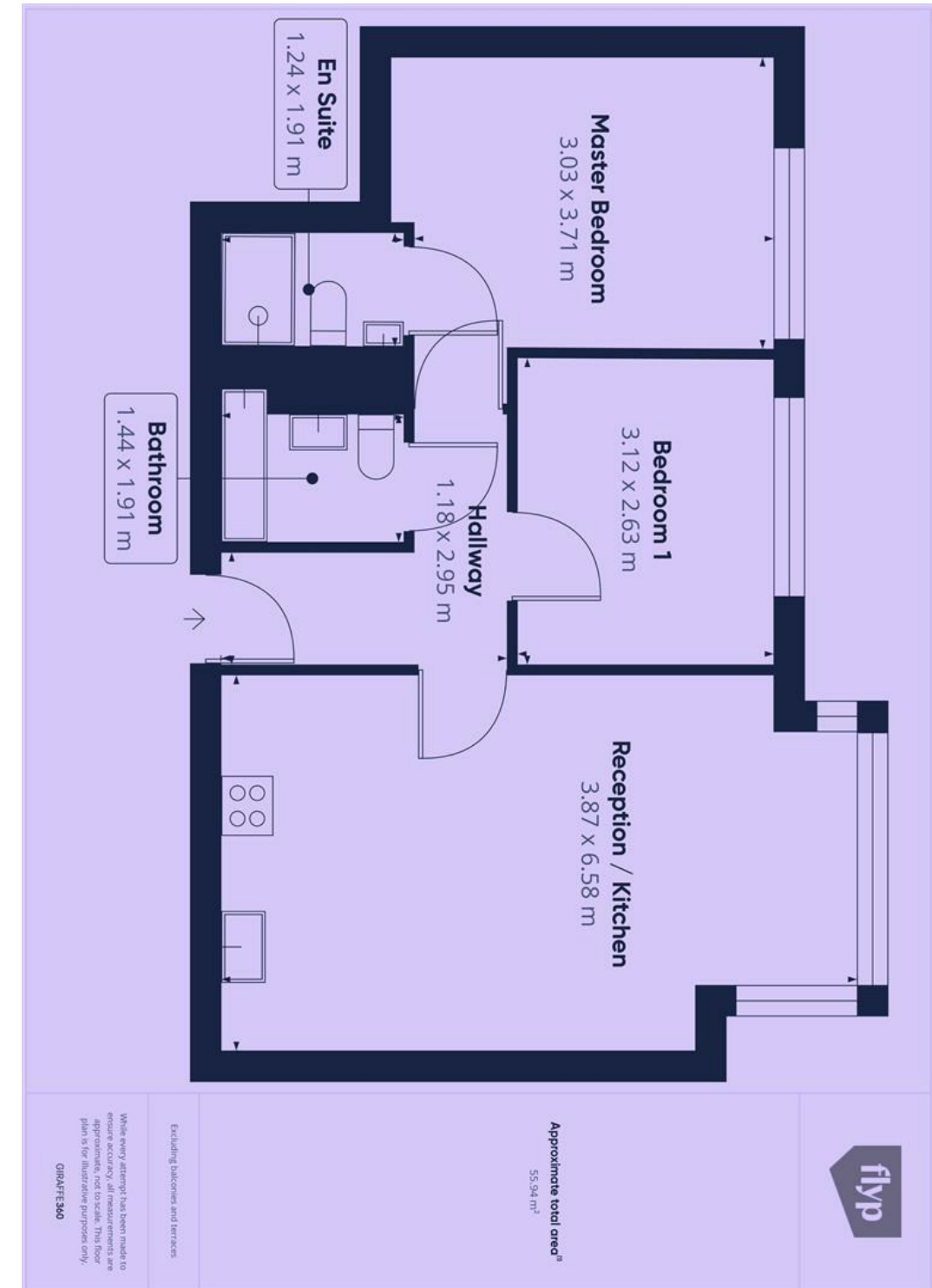


Manor Park Road, NW10 4JW

Competitively priced... modern development of one & two bedroom apartments which have been completed to a high level of specification, entered via entry-phone access to a smart entrance foyer, benefiting from double glazed black framed glazing throughout, low voltage lighting and timber style floors.

The property offers a generous 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 in a contemporary kitchen, fitted wardrobes in both double bedrooms, and a two modern fitted bathrooms one of which is en suite.

Located in close proximity to all shops and amenities of Harlesden. Excellent transport links including Harlesden and Willesden Junction Stations offering easy access into Central London. Roundwood Park with its Organic café is within a quarter of a mile away.



Tenure Leasehold

Price Asking Price £375,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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