

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

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

**Longstone Avenue, Willesden Junction, NW10 3RL**      **Asking Price £314,950**

Subject to Contract

- Two double bedrooms
- Eat in kitchen with views over the garden
- Communal central gardens
- Entry-phone access
- 16 ft reception room with fireplace
- Bathroom combined W.C
- Off street parking

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.



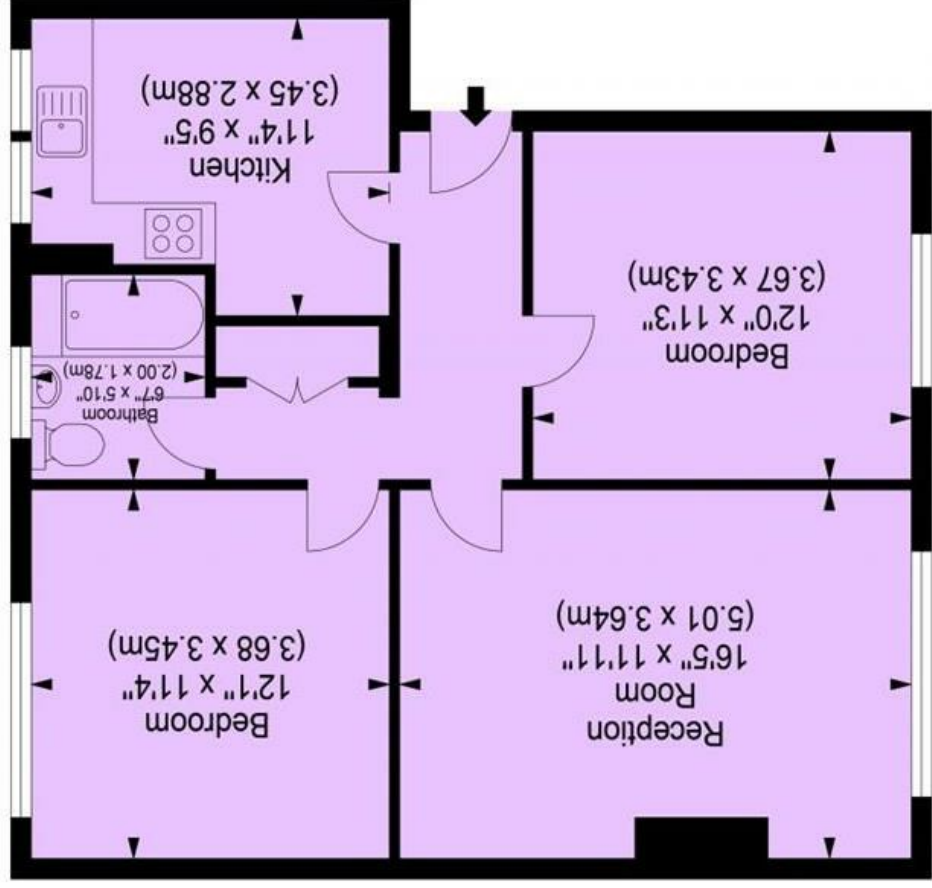
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# Rivington Court, Longstone Avenue, NW10 3RL

Approx. Gross Internal Area 699 sq ft - 64.91 sq m



Rel THEBLUEPLAN  
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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

## Longstone Avenue, NW10 3RL

Clean, tidy, and most generously sized... two double bedroom apartment on the third floor of this purpose-built low rise building entered via entry-phone, with communal gardens. Offering a generous 750 sq ft of living space, with sizable 16 ft reception room, 11 ft eat-in kitchen and fitted bathroom combined W.C. Located within walking distance of the local shops and transport facilities.

Only a stone's throw of the attractive green open spaces of Roundwood Park with its organic café, a variety of local schools, additional amenities and numerous transport links close at hand.



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