

**Sidmouth Road, Brondesbury Park, NW2 5HD**

**Asking Price £675,000**

Subject to Contract

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	58
(39-54) E			
(21-38) F			
(1-20) G			

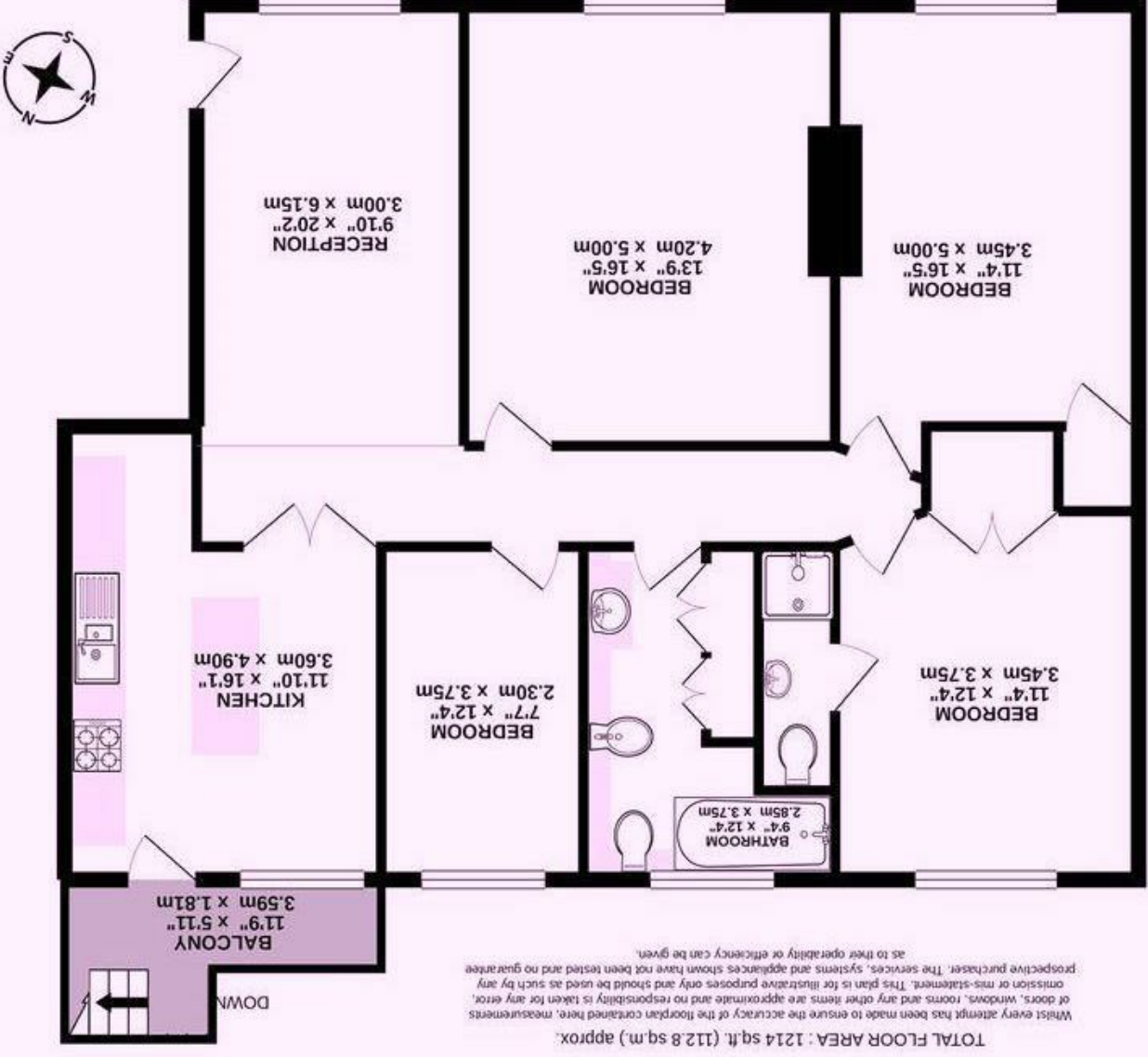
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

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.

- Four bedrooms
- Sizable lounge
- Communal lawns
- Period features & high ceiling
- No upper chain
- Two bathrooms
- Kitchen/diner
- Lift
- Share of freehold

## Sidmouth Road, NW2 5HD

Panoramic views of south London... set back from the road with mature trees and shrubbery on a freehold interest, entered via carriage driveway with entry-phone access and stylish building that offers large rear courtyard, a stone's throw away from numerous transport facilities. The property offers over 1200 sq living/entertaining space with ceilings, a sizable reception room leading down to the garden from four double bedrooms, in kitchen, four double bedrooms, and boasts some premium features and no upper chamber.



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