

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
60	

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	

Earlsmead Road, Kensal Green, NW10 5QD

Asking Price £875,000

Subject to Contract

- Three bedrooms
- High ceilings in reception & dining rooms
- Separate kitchen leading out to garden
- Two bathrooms
- Rear garden

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.

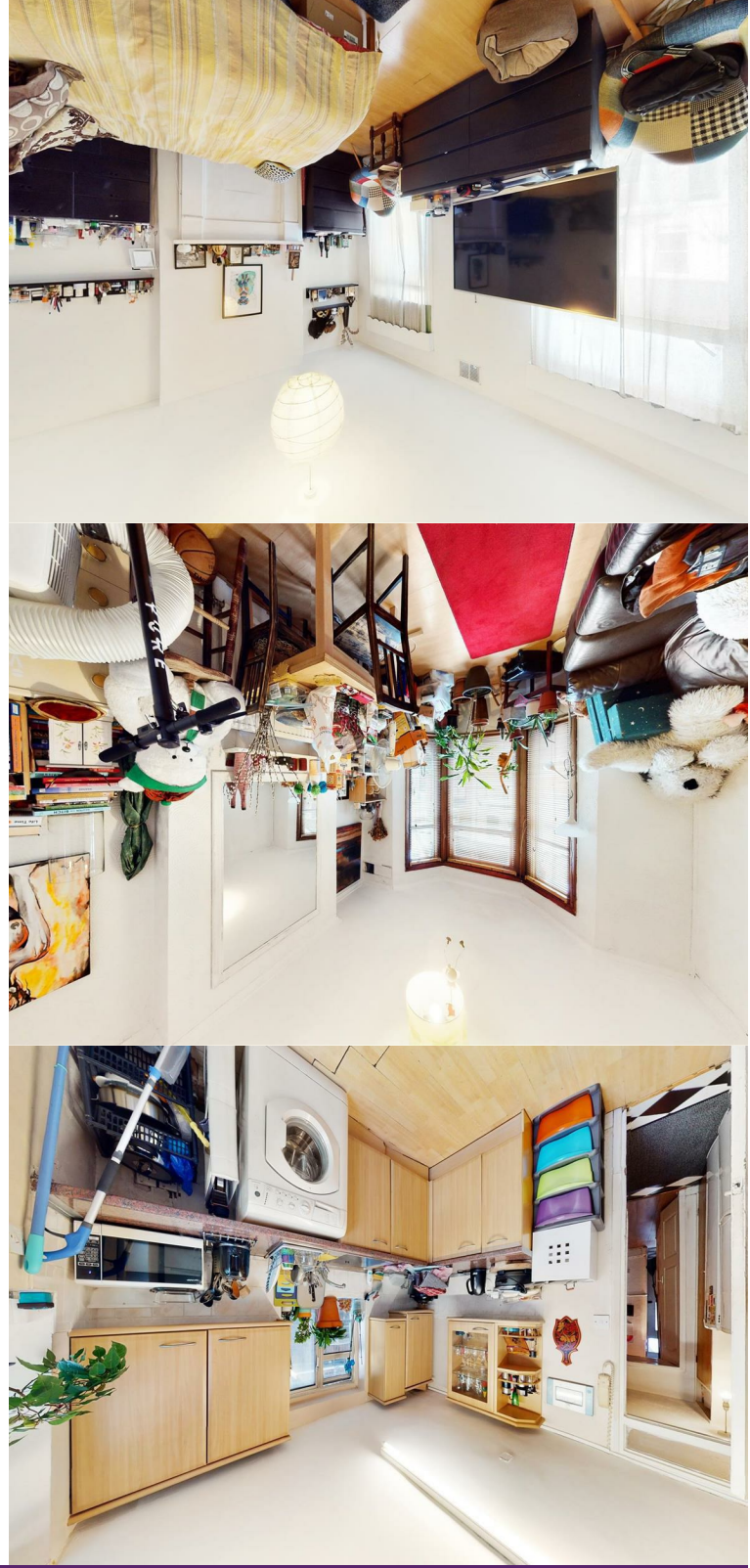


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## Earlsmead Road, NW10 5QD

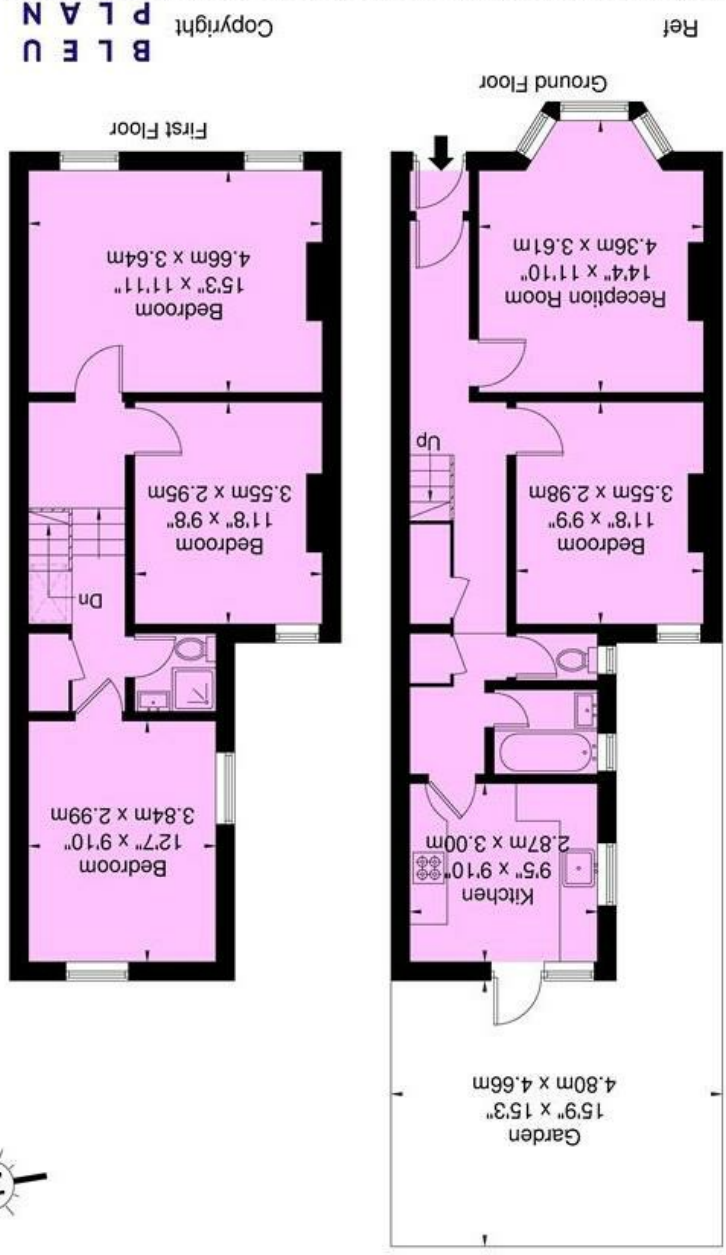
Potential for capital growth... bright three double bedroom period style terraced house, with private rear garden, situated on this quiet residential side road, just moments away from both Kensal Green & Kensal Rise stations, coupled with the opportunity for a buyer to make their own, with side and loft extension potential, subject to the usual consents.

The property offers 1096 sq ft of accommodation, boasting great potential, presently over two floors, two reception rooms with high ceilings, an eat-in kitchen with doors leading out to the garden, a family bathroom with separate W.C and additional shower room combined W.C.

Earlsmead Road is a quiet, residential side Road located off the Harrow Road only a stone's throw of Ladbroke Grove, most conveniently situated close to a variety of local amenities of Kensal & Queens Park, and Kensal Green/Rise train Stations.

## Earlsmead Road, NW10 5QD

Approx. Gross Internal Area = 101.9 sq m / 1096 sq ft



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Ref

Ground Floor

First Floor

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