



Leghorn Road, Willesden Junction, NW10 4PG

Asking Price £520,000

Subject to Contract

- 17ft full width reception room
- Dining area in kitchen
- Sizable modern fitted bathroom
- Double glazed windows
- Over first & second floor

- Modern fitted white laquered kitchen with hardwood worktops
- Two double bedrooms over two floors
- Wooden flooring
- Gas central heating
- Low voltage lighting

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(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	



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Modern with a Danish, lofty style feel... two/three double bedroom maisonette, converted to a high standard, with timber flooring, period features, and gas central heating. On the first & second floor of this mid-terraced older style house, located within a short stroll from the local shops, and Willesden Junction train station.

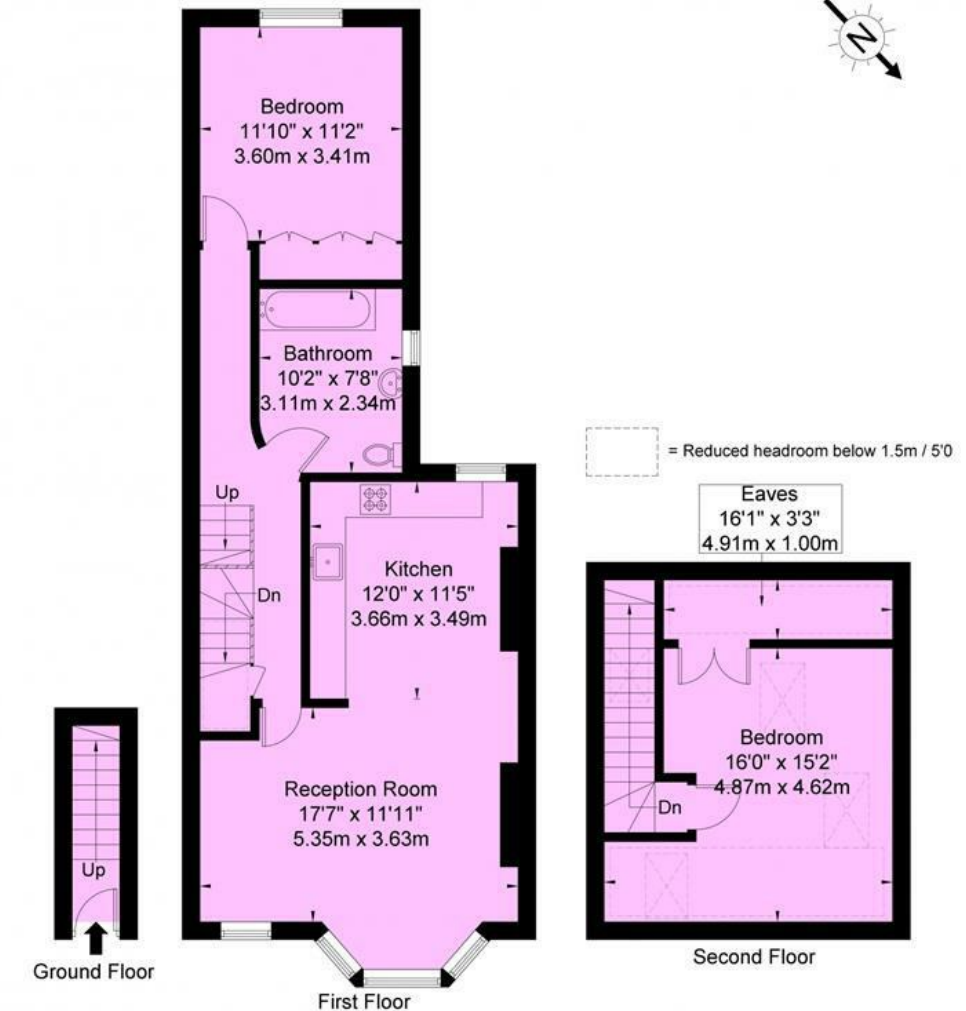
The property offers a generous 1100 sq ft, comprising of a full width of the house reception room with timber floors and into bay windows, solid wood worktops in a contemporary style kitchen with dining area, and a modern fitted bathroom.

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Approx. Gross Internal Area = 102.4 sq m / 1102 sq ft

Eaves = 4.2 sq m / 45 sq ft

Total = 106.6 sq m / 1147 sq ft



Ref

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**BLEU
PLAN**

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.

Tenure Leasehold

Price Asking Price £520,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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