



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	
(55-68) D		58
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

Spezia Road, Kensal Rise, NW10 4QJ

Asking Price £725,000

Subject to Contract

- Three bedrooms
- Loft converted
- Located in quiet residential road
- Two bathrooms
- Over 1000 sq./ft.
- Share of freehold



Spezia Road, NW10 4QJ

Recently refurbished to a high level... well-balanced blend of period & contemporary style living in a three-bedroom maisonette, set on the first & second floor of this period-style building. Only a short stroll from Willesden Junction over & underground train station, numerous shops, café/bars, and alternative transport facilities.

The property offers a generous 1004 sq/ft over two floors, comprising of high ceilings in the reception room with dining area into bay windows, white compound worktops in a newly fitted kitchen with eating area and his & hers sink units set into marble worktops in the family bathroom and en-suite shower room off loft bedroom.



Tenure Leasehold - Share of Freehold

Price Asking Price £725,000 Subject to Contract

Viewing by appointment, through joint sole agents Warwick Estate Agents



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

Email: mail@warwickestateagency.co.uk
warwickestateagents.tv | warwickestateagents.co.uk

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