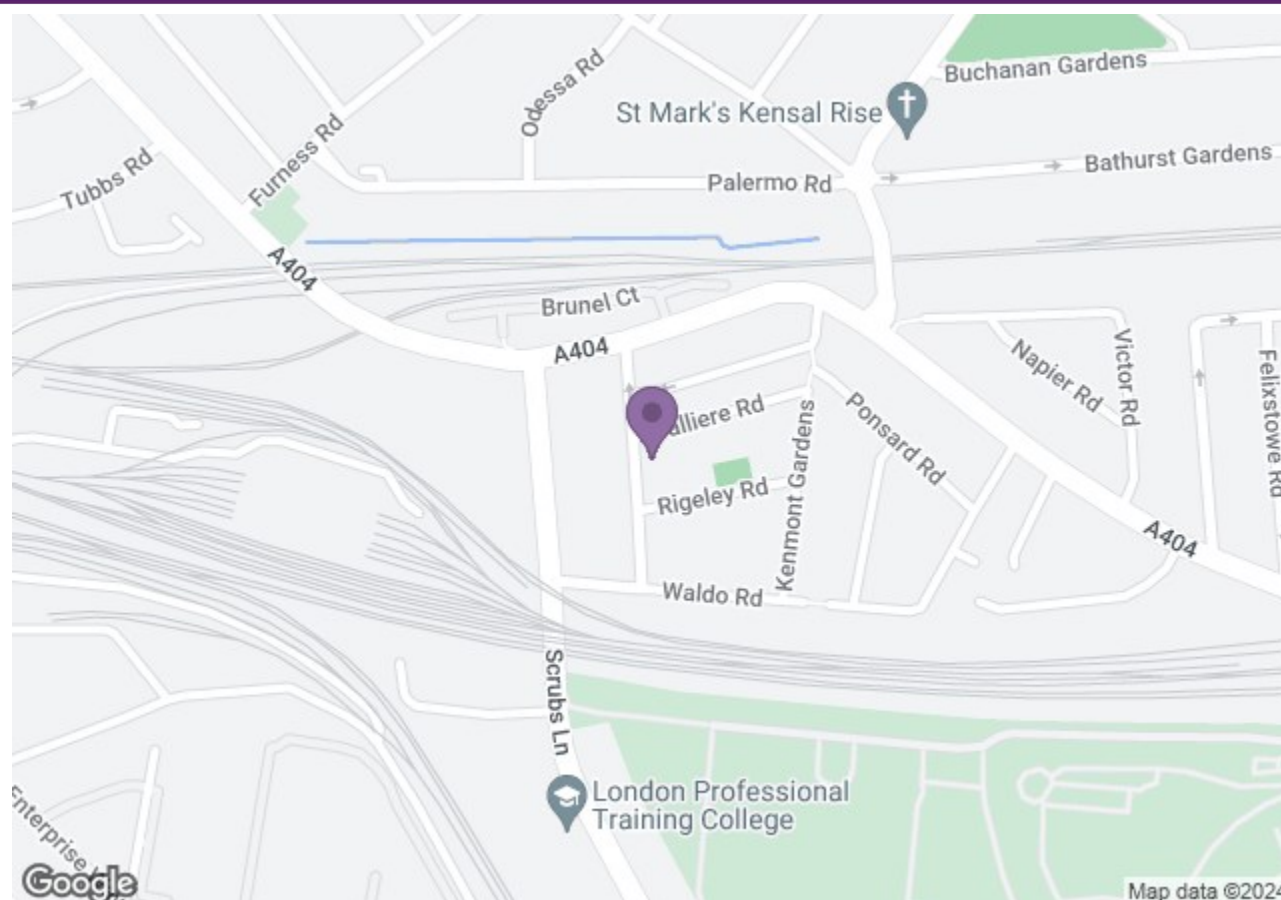




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
	62	82

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		

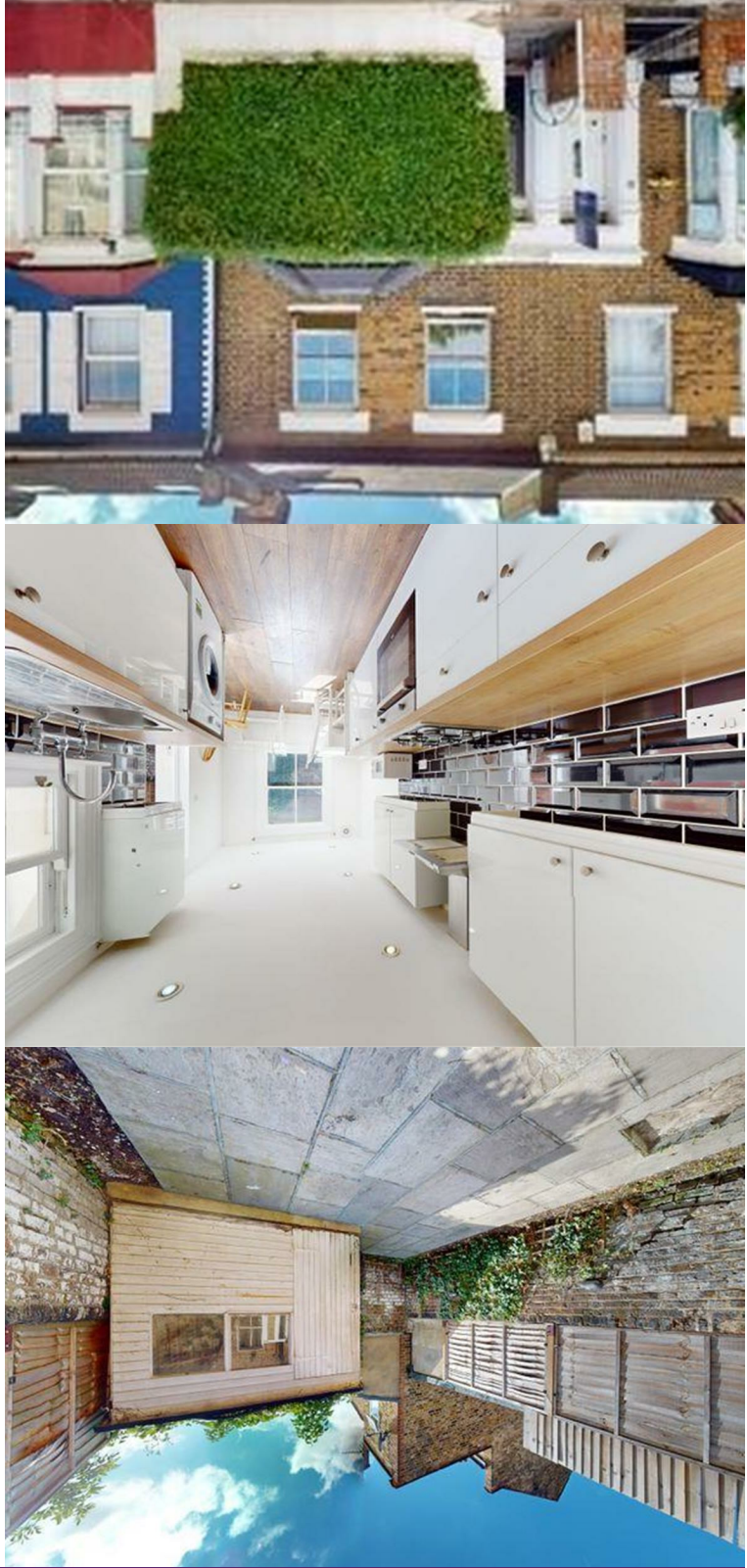
We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.

Letchford Gardens, London, NW10 6AN

£2,600 Per Month

Subject to Contract

- Three double bedrooms
- French doors leading out to garden from fitted kitchen with hardwood worktops
- Guest W.C
- Panelled doors
- Wood flooring in reception room into bay
- Sizable bathroom combined W.C
- Timber style floors
- Private rear garden



Letchford Gardens, NW10 6AN

Temporary pictures, once works have completed new pictures will be provided

Warwick's is pleased to offer this two/three double bedroom mid-terraced period style house, boasting from an approximate 30 ft private rear garden. In a small band of roads off Scrubs Lane only a short walk of numerous transport links.

Offering over 1100 sq ft of living space, benefiting from timber style flooring and panelled doors in keeping with the charm of the property, consisting of high ceilings in the reception rooms into bay, country style eat in kitchen with butler sink, sizable bathroom combined W.C and guest W.C.

Letchford Gardens is a quiet residential side road, located in the sought after College Park. Only a stones throw of a variety of local shops bars/restaurants, both Kensal Green & Willesden Junction over and under ground stations are close at hand and numerous alternative transport facilities.

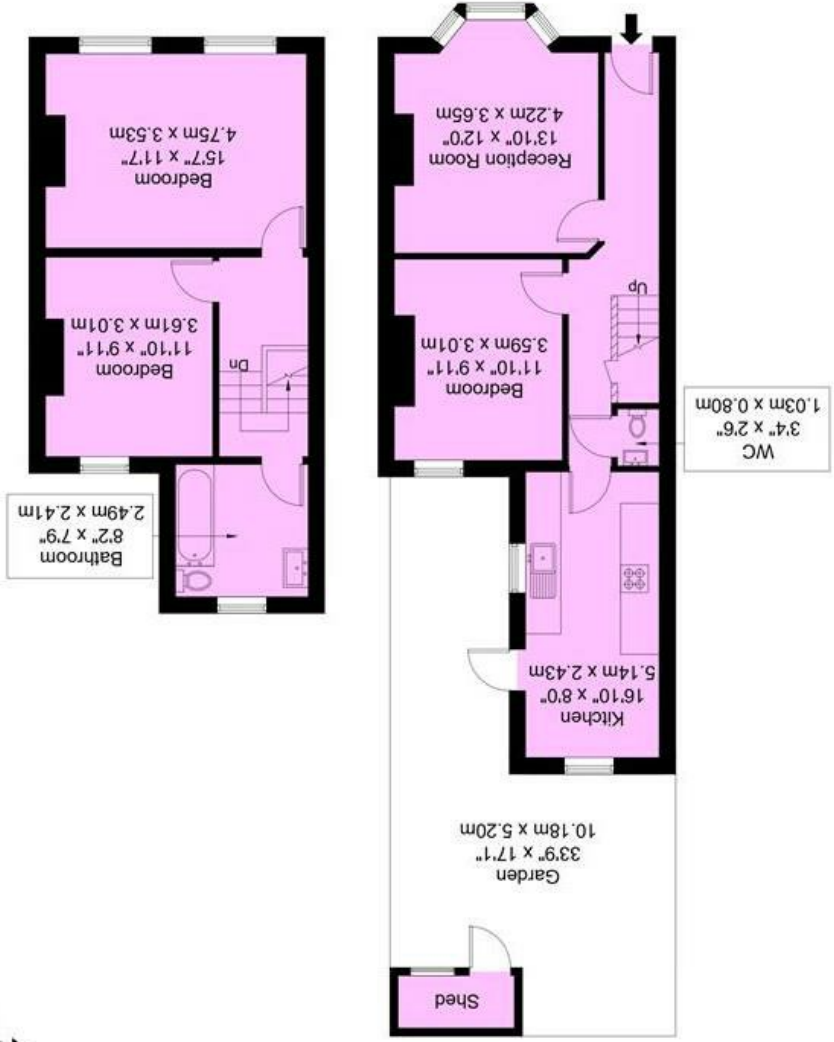
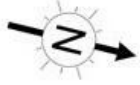
Available now

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



Letchford Gardens, NW10 6AN

Approx Gross Internal Area = 90.87 sq m / 978 sq ft
Garden Area = 36.54 sq m / 393 sq ft
Total Area = 127.41 sq m / 1371 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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