



£400.000 (Guide Price)  
Fortunegate Road, NW10

**Edward Hurn**  
RESIDENTIAL  
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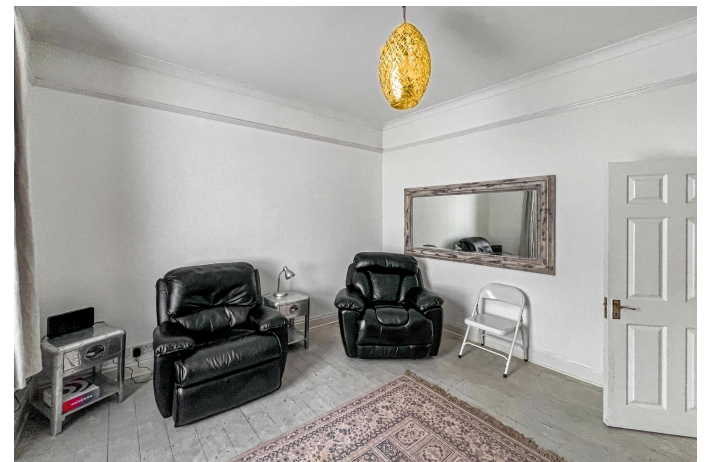
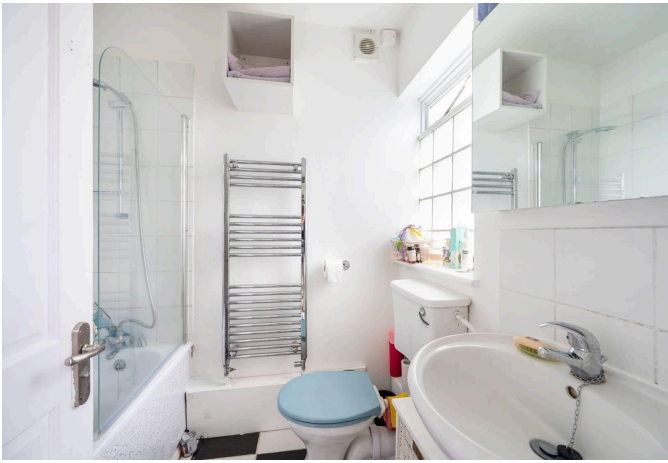
## Fortunegate Road, NW10

### Key Features & Description

- > South facing reception
- > Eat in kitchen
- > Private Garden
- > New Roof to property

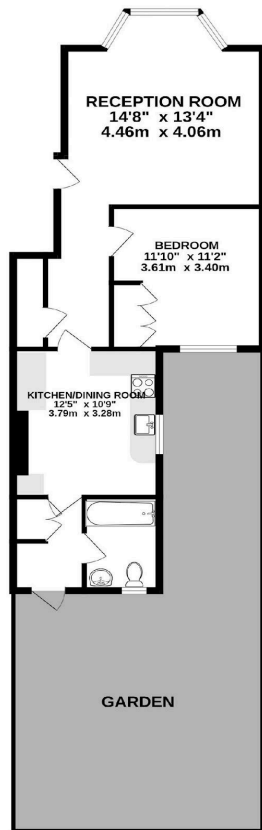
Experience the epitome of urban living in this stylish ground floor flat located in the heart of London's vibrant NW10 district. Situated within an end-of-terrace Edwardian property, this home offers a blend of timeless charm and contemporary convenience. Boasting a share of freehold and impressive 998-year leases on both the property and the flat, you'll enjoy unmatched security and flexibility. Recently renovated with a modern exterior and a brand-new roof, this residence exudes sophistication from the moment you arrive. Inside, discover spacious interiors highlighted by high ceilings adorned with original cornicing and a striking fireplace, creating an ambiance of warmth and elegance. While already boasting classic appeal, there's ample opportunity to customize and modernize to suit your personal taste. With its perfect combination of heritage features and modern amenities, this property offers a unique opportunity to live the quintessential London lifestyle.





# Fortunegate Road, NW10

GROUND FLOOR  
579 sq. ft. (53.8 sq. m.) approx.



TOTAL FLOOR AREA : 579 sq. ft. (53.8 sq. m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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07974 577602



101-135 Kings Road, Brentwood, Essex, CM14 4DR

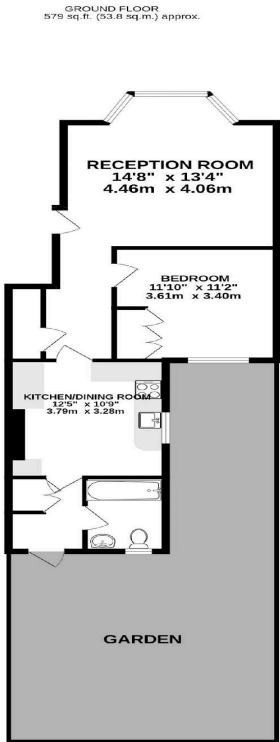


esr@edwardhurn.co.uk

### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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