



# Tunley Road

London, NW10

Offers in excess of £340,000

A spacious two bedroom garden flat occupying the ground floor of an imposing Victorian conversion. Offering over 600sqft of lateral space the large living space extends into the bay window benefiting from being south facing and flooding the space with natural light.

There are two well sized double bedrooms one of which has direct access to the garden. The kitchen has been modernised to a good standard with integrated appliances and side access to the garden.

**CHESTERTONS**





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- Private garden
- Period conversion
- Over 600 sqft
- Chain free



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**Tenure:** Leasehold 86 years 9 months

**Service Charge:** £228.11 pa

**Ground Rent:** £150 pa

**Local Authority:** Brent

**Council Tax Band:** C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	86 D	76 C
39-54	E		
21-38	F		
1-20	G		

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### *Chestertons Little Venice Sales*

26 Clifton Road

Maida Vale

London

W9 1SX

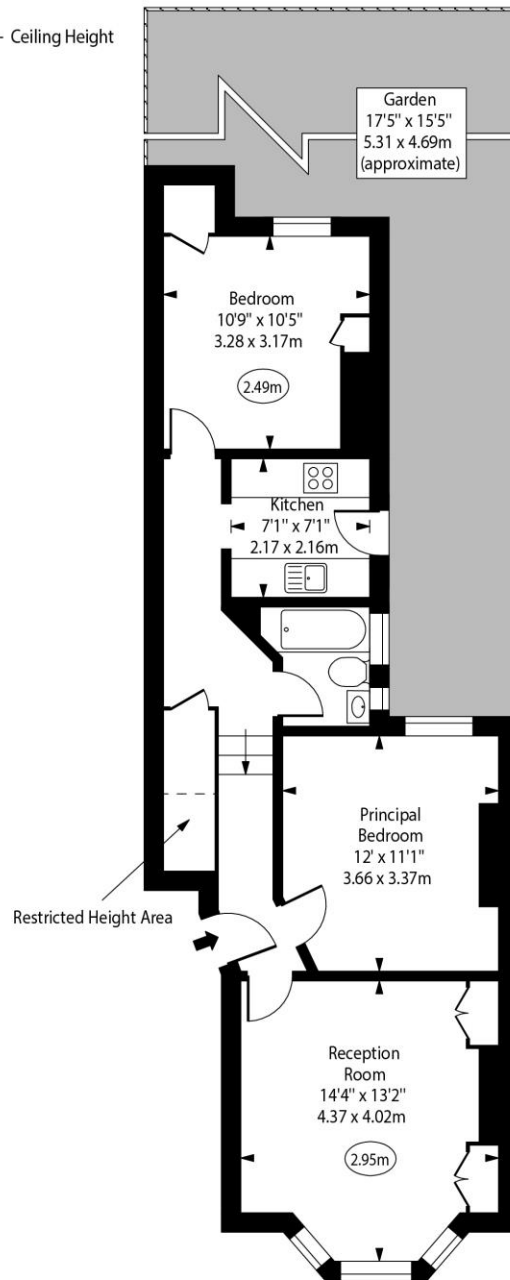
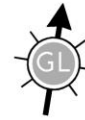
littlevenice@chestertons.co.uk

020 7286 4632

chestertons.co.uk

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○ - Ceiling Height



Ground Floor

Approx Gross Internal Area 630 Sq Ft - 58.53 Sq M

Approx. Floor Area Including Restricted Heights 640 Sq Ft - 59.46 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.  
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and  
for illustrative purposes only.

Measured according to the RICS IPMS 2. Not To Scale.

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Ref. No. 028089.1J

