

Energy Efficiency Rating	
	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	

Environmental Impact (CO ₂) Rating	
	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	

Harlesden Road, Willesden, NW10 3RE

Asking Price £412,500

Subject to Contract

- Two double bedrooms
- Kitchen wall base lighting and integrated appliances
- Entry phone
- 24 ft. reception room
- Off street parking
- Timber style flooring

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.



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

Email: mail@warwickstateagency.co.uk
warwickstateagents.tv | warwickstateagents.co.uk

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



Harlesden Road, NW10 3RE

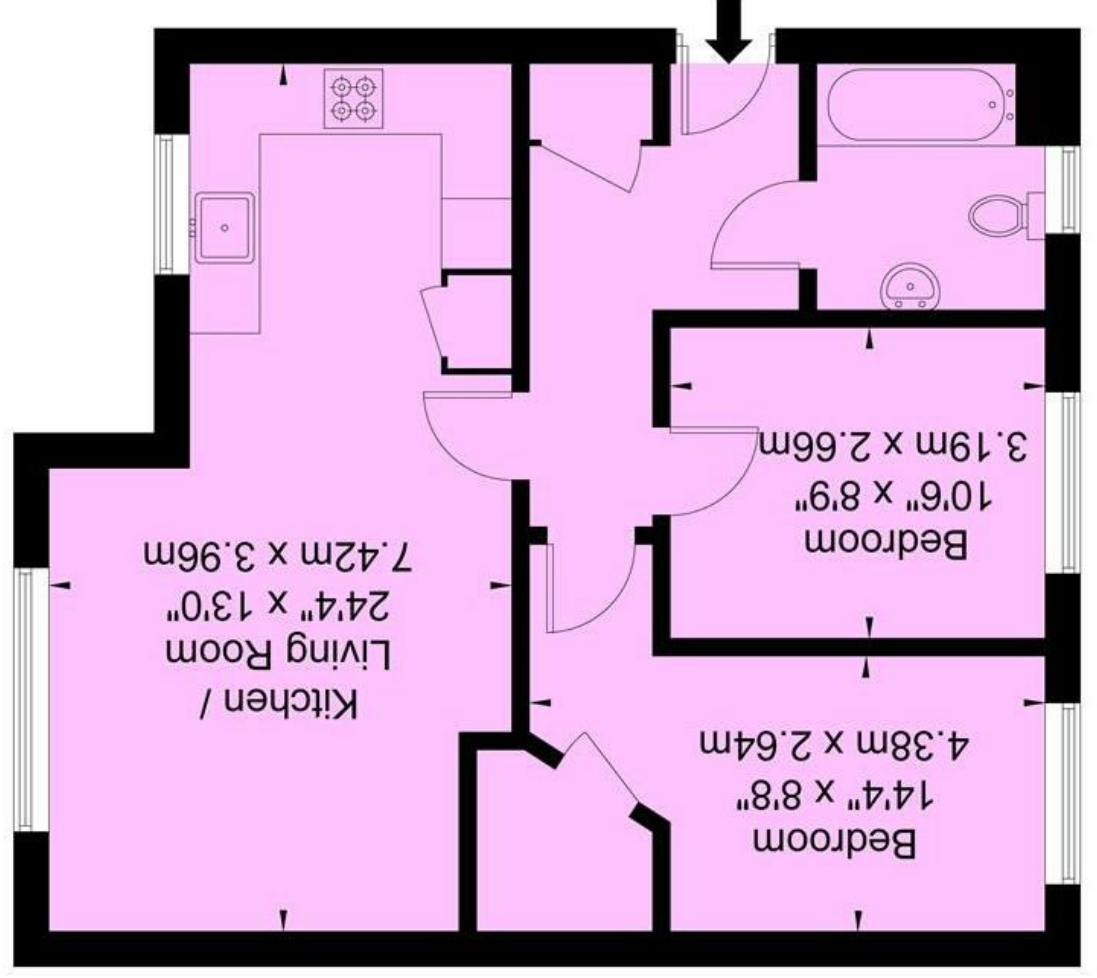
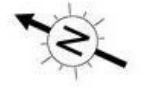
Ideal for letting or first-time buy home... bright, two double bedroom apartment, on the third floor of this small modern private block, which was newly built approximately 10 years ago, entered via entry-phone access, surrounded by communal lawns with patio walkways, and rear allocated parking, located within close proximity of local amenities.

The property offers over 630 sq ft of living accommodation, comprising of a sizable 24 ft L-shaped reception room, modern fitted kitchen with unit lighting, wishbone handles, stainless steel fitted appliances, and partly tiled family bathroom combined W.C, additional benefits include secure off-street parking to the rear, lawns and lift.

Close to a variety of local amenities including "Roundwood Park" parklands, in multitude of shopping facilities, in walking distance of over/underground train stations & alternative transport links.

Bazalgette House Harlesden Road NW10 3RE

Approx Gross Internal Area = 58.7 sq m / 631 sq ft



BLEU PLAN
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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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