

Ashmore Road, London, W9 3DD

Offers In Excess Of  
**£500,000**  
Subject to Contract

- Unique with off street parking
- In residential Cul-da-sac
- Two bedrooms
- High ceilings & Wooden style flooring

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>78</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
<b>62</b>	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	

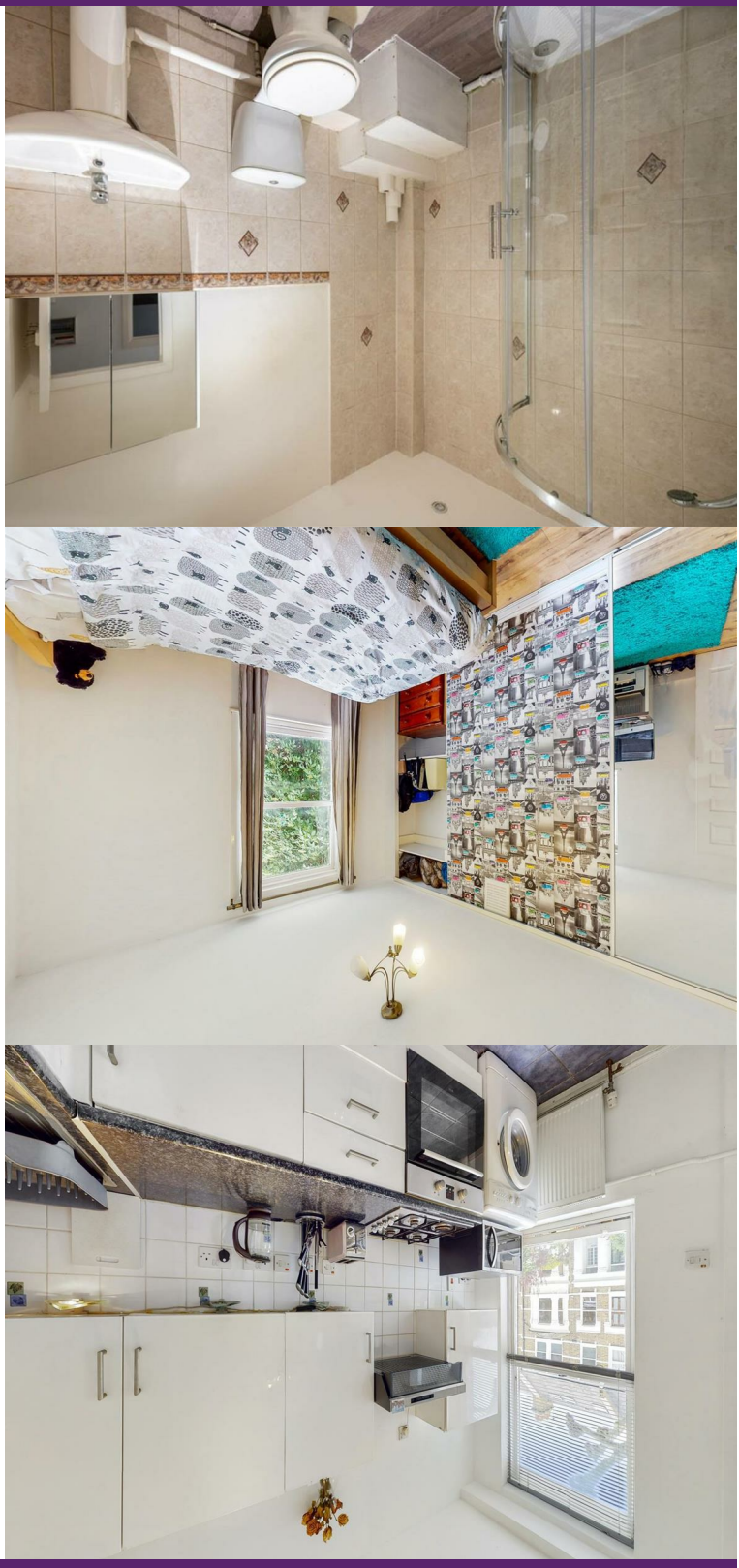
We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.



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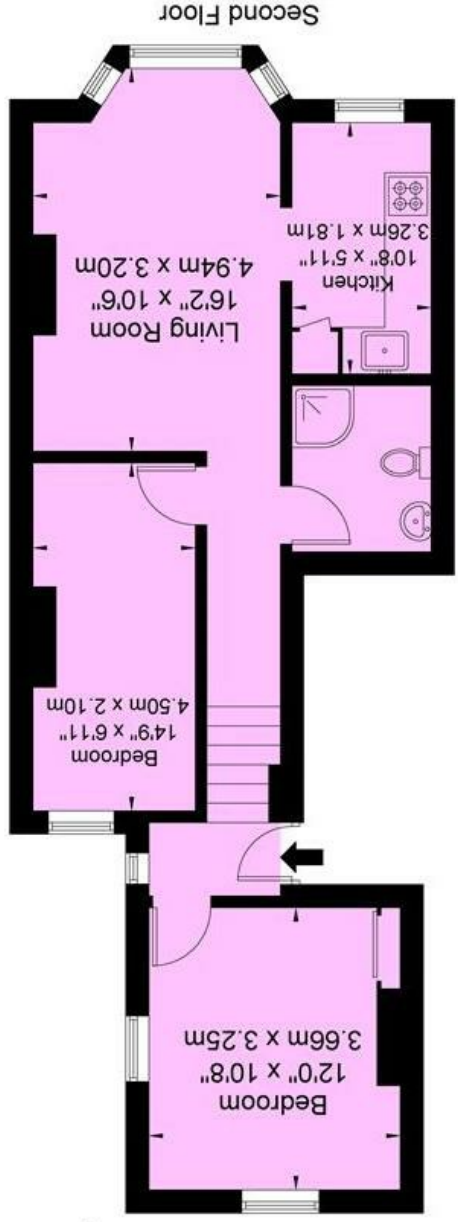
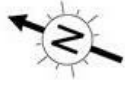
**Ashmore Road, W9 3DD**

Unusual with off-street parking, located in this quiet tree-lined cul-de-sac... bright with high ceilings, well proportioned 2 bedroom apartment, on the first floor of a period style end of terraced house. Only a few minutes walk from Queen's Park and Maida Vale amenities.

Situated moments from the amenities of Kilburn Lane and within easy reach of the shops, bars, and restaurants of Salusbury Road.

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Approx Gross Internal Area = 54.7 sq m / 588 sq ft



**B L E U  
P L A N**  
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Ref

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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