

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B		76	77
(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.

Banister Road, Queens Park, W10 4AR

Asking Price £455,000

Subject to Contract

- 28 ft. Live-work space with vaulted ceiling
- Two modern fitted bathrooms
- Off street parking available to rent at extra cost
- Juliet balcony
- Double glazed full length windows
- Kitchenette with Granite work tops
- Central courtyard gardens
- Two double bedrooms
- Timber floors
- Share of freehold



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

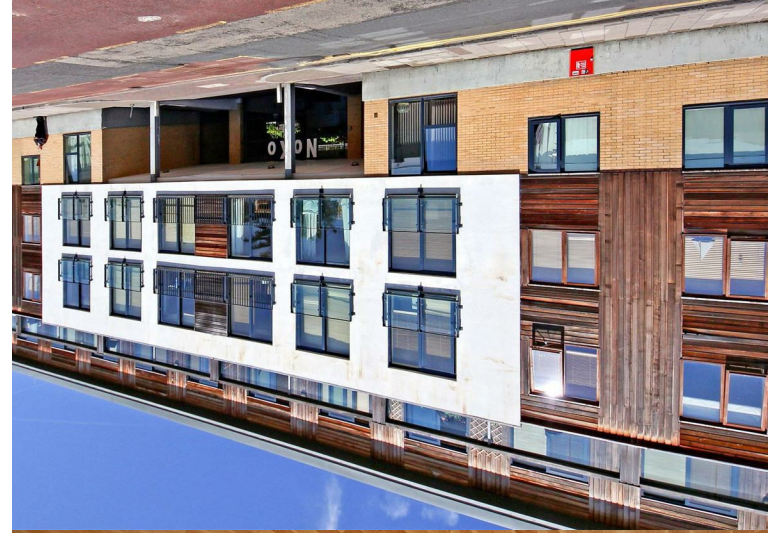
Email: mail@warwickstateagency.co.uk
warwickstateagents.tv | warwickstateagents.co.uk

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

High-tech loft-style apartment, which includes a share in the freehold... offering a spacious, well proportioned two double bedroom property, on the first floor of this modern, gated development with lift access, featuring seating in a central courtyard with wood-paneled walkways on steel beams.

The property offers floor-to-ceiling windows in a sizable reception room with industrial-style high ceilings, Granite work surfaces in the kitchen with integrated appliances, two en-suite modern bathrooms, and additional benefits include solid oak flooring throughout.

Fantastic location, in close proximity of an assortment of bars/cafes, restaurants, and only a stone's throw of Kensal Green (Bakerloo Line) tube, Kensal Rise Overland station, and Ladbroke Grove & Portobello market is close at hand.



Banister Road, W10 4AR

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All measurements walls, doors, windows, fitting and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent nor zenluvo
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