

| Energy Efficiency Rating                    |           |
|---|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) A                                 |           |
| (81-91) B                                   |           |
| (69-80) C                                   |           |
| (55-68) D                                   | 60        |
| (39-54) E                                   | 66        |
| (21-38) F                                   |           |
| (1-20) G                                    |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---|-----------|
| Current   | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) A   |           |
| (81-91) B   |           |
| (69-80) C   |           |
| (55-68) D   | 57        |
| (39-54) E   | 64        |
| (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.

**Monson Road, Willesden Junction,, NW10 5UP**

**Asking Price £575,000**

Subject to Contract

- Three bedrooms
- 24 ft Reception room into bay
- Butler sink set into hardwood worktops in kitchen
- Recently fitted bathroom
- Mainly carpeted with some timber floors
- Sash windows
- Cornicings, picture rails & period fireplaces
- Permit parking
- Split level hallway



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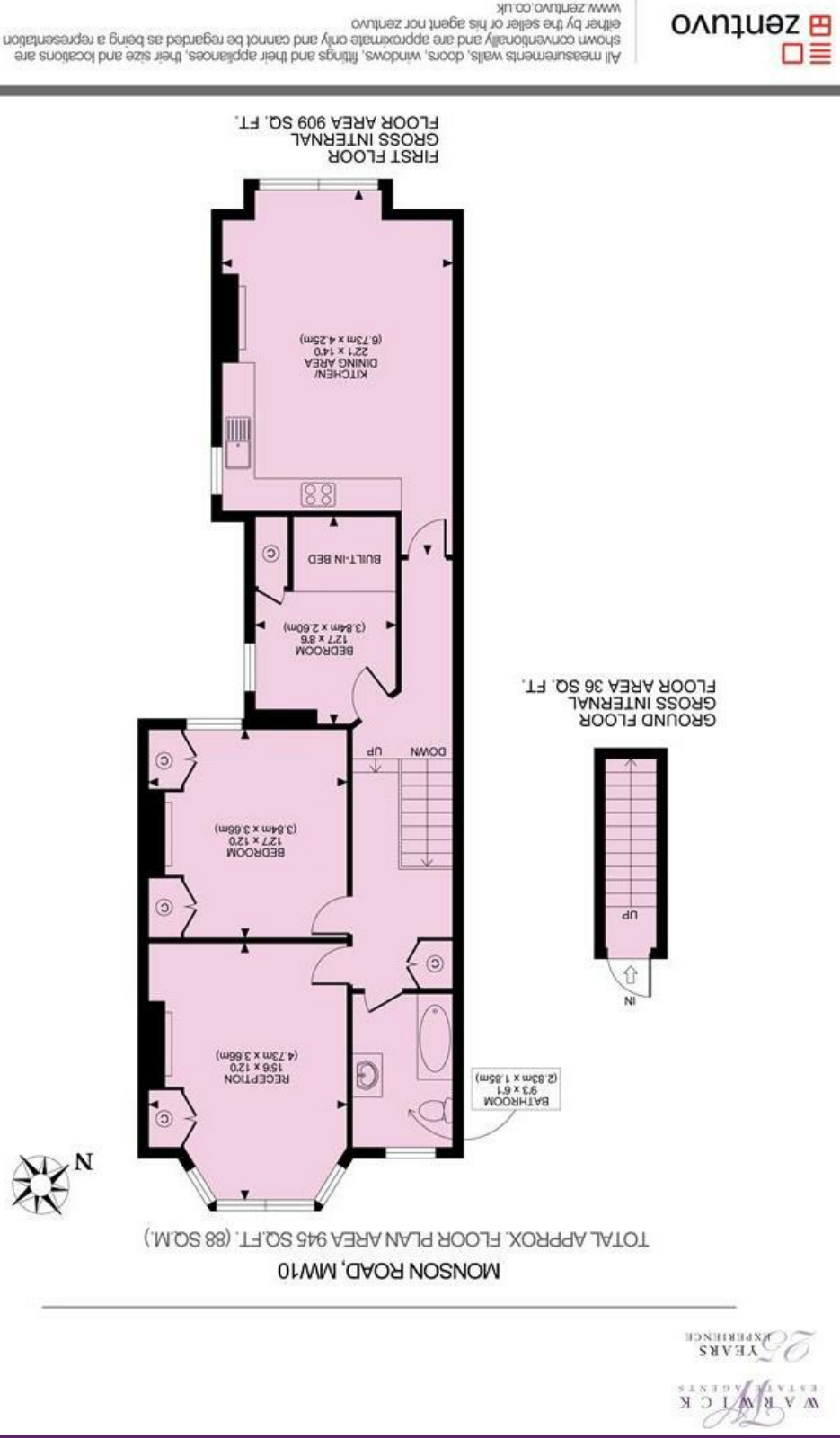


## Monson Road, NW10 5UP

Possible loft potential for capital growth... this exclusive property offers unique accommodation which was refurbished to a high level, ideally located on a quiet tree-lined street in a well maintained and most attractive period style mid terraced house on a broad, tree lined avenue.

The property comprises of a bright sizable accommodation, boasting a 24 ft. reception room into bay with views over the rear garden, wooden style flooring master bedroom, two further spacious bedrooms, and modern fitted bathroom combined W.C all in immaculate condition.

Situated on a residential side road, close to a good selection of local amenities, within walking distance of both Kensal Green & Willesden Junction over/underground stations and numerous alternative transport links.



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