

Energy Efficiency Rating		
	Current	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		
	65	75

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		
(39-54) E		
(21-38) F		
(1-20) G		

Oldfield Road, London, NW10 9UE

Guide Price £475,000

Subject to Contract

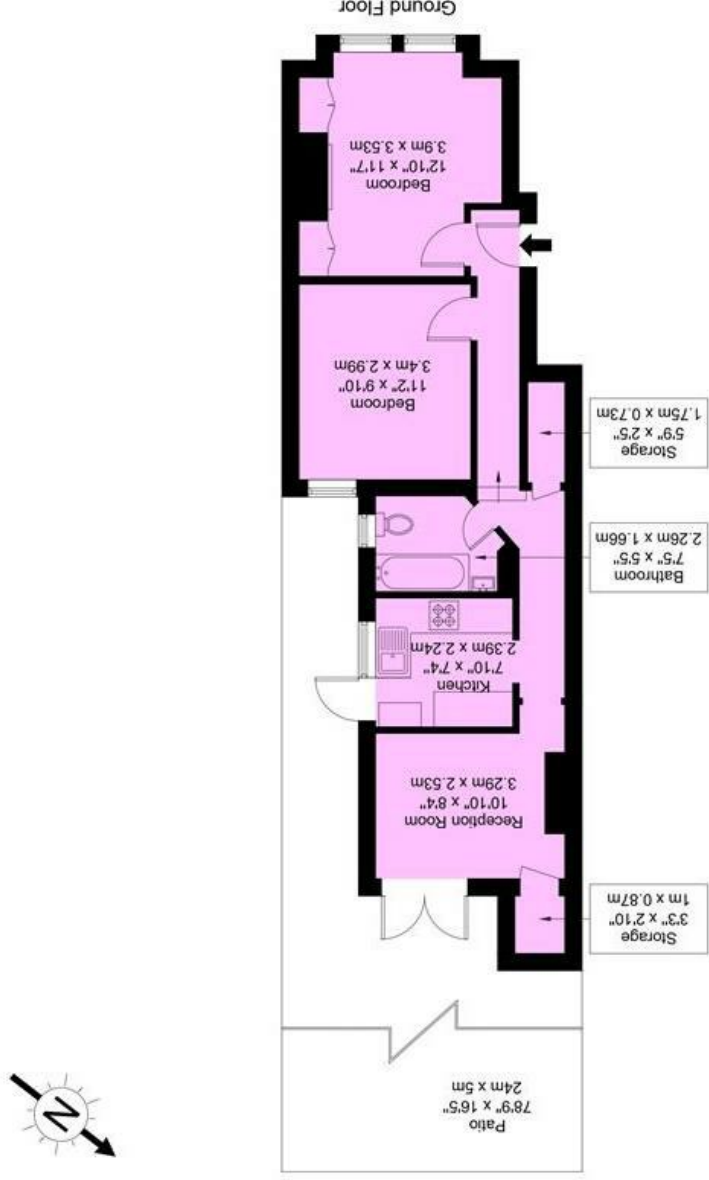
- Share of freehold
- Private rear garden
- Two double bedroom
- Extension potential

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.



# Oldfield Road, NW10 9UE

Approx Gross Internal Area = 52.5 sq m / 565 sq ft  
 Patio = 91.8 sq m / 988 sq ft  
 Total = 144.3 sq m / 1553 sq ft



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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. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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## Oldfield Road, NW10 9UE

Share of freehold property with the potential to for capital growth by an extension, subject to the usual consents... two double bedroom apartment on the ground floor of this two storey mid-terraced house. Suitable space for rear summer house In a sizeable private rear garden. Located within close proximity to the shops, bars/cafes, restaurants and the beautiful open spaces of Roundwood Park.

The property is a generous 565 sq ft incorporating wooden style flooring & double glazed windows throughout, consisting of high ceilings in both bedrooms, French doors to garden from reception room, separate kitchen with door to garden, a contemporary style bathroom combined W.C. and sizeable private rear garden.

