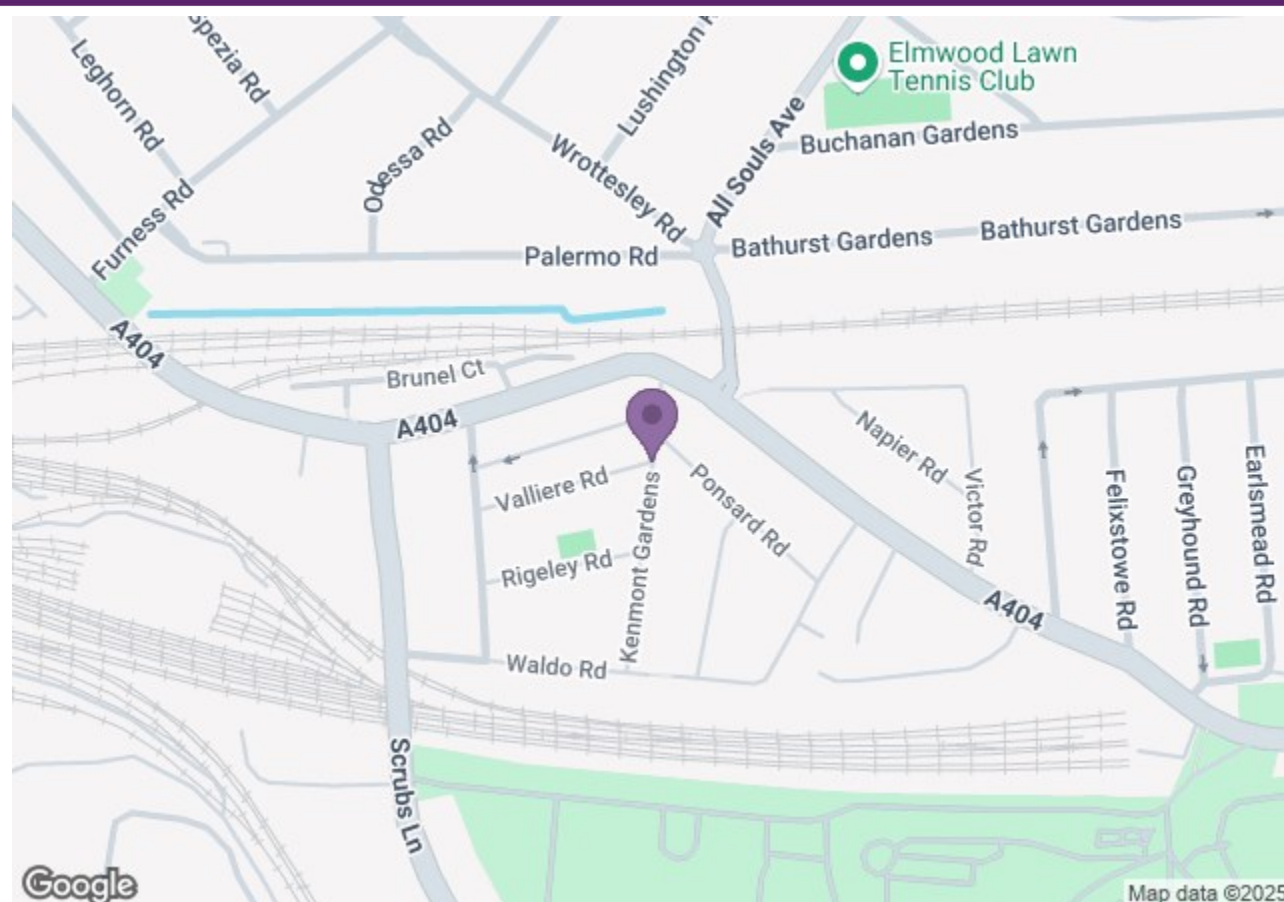




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
	64	74

Environmental Impact (CO ₂) Rating		
	Current	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		

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.

Valliere Road, College Park, NW10 6AL

Asking Price £460,000

Subject to Contract

- Own entrance
- Two bedrooms & timber floors in reception
- Marble effect tiling in bathroom
- Low voltage lighting
- Freehold
- Private rear garden
- Hardwood work tops in kitchen
- High ceilings
- Gas central heating
- No upper chain



This elegantly refurbished ground-floor two-bedroom apartment offers a harmonious blend of classic charm and modern convenience. Upon entering through its private entrance, you're welcomed into a spacious reception room adorned with high ceilings and rich timber flooring, exuding an air of sophistication.

The property offers over 595 sq. ft of living space over one floor, the heart of the home is the contemporary eat-in kitchen, featuring oak-style cabinetry, sleek hardwood countertops complemented by a marble backsplash, and a cozy dining area. French doors open seamlessly to a secluded rear garden, creating an inviting indoor-outdoor living experience. The residence also boasts a generously sized bathroom adorned with marble-effect tiling, enhancing its luxurious appeal. Additional benefits include gas central heating throughout, ensuring year-round comfort.

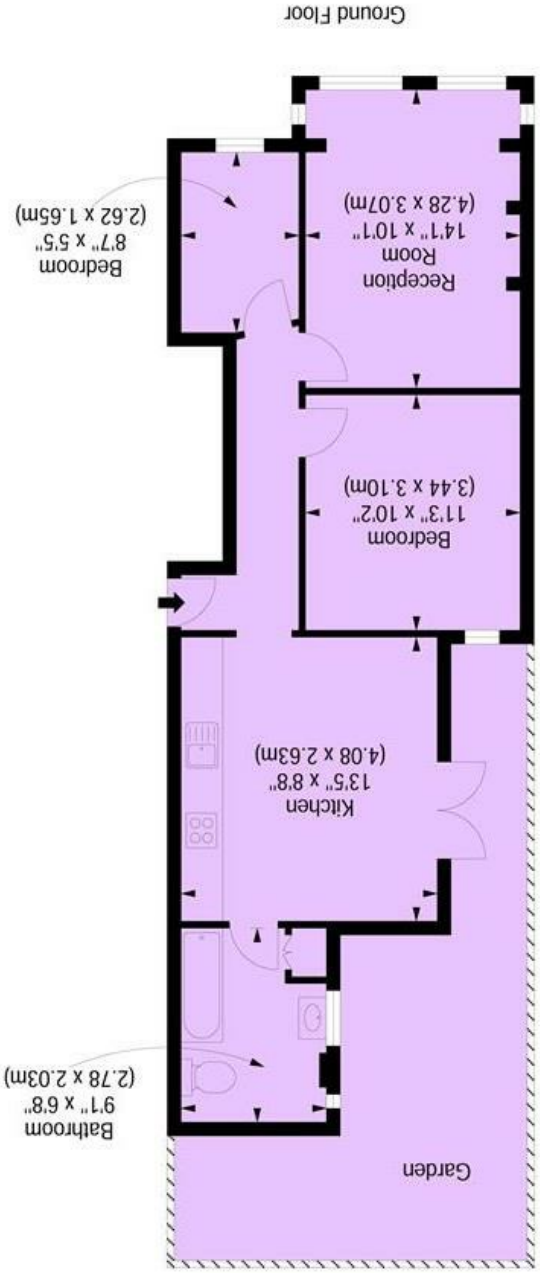
Ideally situated, the property is in close proximity to both Kensal Green and Willesden Junction train stations, offering excellent transport links, while the vibrant local area provides an array of shops, cafes, and parks, perfect for leisurely pursuits.

Valliere Road, NW10 6AL

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



Valliere Road, NW10
Approximate Gross Internal Area 597 sq ft / 55.46 sq m



Ref
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Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only
While we do not doubt the floor plan accuracy and completeness, you or your advisors should
conduct a careful, independent investigation of the property in respect of monetary valuation

Email: mail@warwickestateagency.co.uk
warwickestateagents.tv | warwickestateagents.co.uk
69 Chamberlayne Road, London NW10 3ND
Tel: +44 (0)20 8960 9988 Fax: +44 (0)20 8960 9989