



4 Bedroom Flat  
Fordwych Road  
London NW2

- Victorian conversion
- High ceilings
- wood floors
- Unfurnished

Price: £725 pw / £3,141.67 pcm



| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |                         |
|---|-----------|-------------------------|
|   | Current   | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |                         |
| (92-100) <b>A</b>   |           |                         |
| (81-91) <b>B</b>  |           |                         |
| (69-80) <b>C</b>  |           |                         |
| (55-68) <b>D</b>  | <b>59</b> | <b>73</b>               |
| (39-54) <b>E</b>  |           |                         |
| (21-38) <b>F</b>  |           |                         |
| (1-20) <b>G</b>   |           |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |                         |
| England, Scotland & Wales                                       |           | EU Directive 2002/91/EC |

| Energy Efficiency Rating                    |           |                         |
|---|-----------|-------------------------|
|   | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92-100) <b>A</b>                           |           |                         |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>58</b> | <b>79</b>               |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England, Scotland & Wales                   |           | EU Directive 2002/91/EC |

Lovingly restored 4 bedroom triplex apartment (approx 1500 sq ft) set over the upper floors of this Victorian conversion with direct access to a private west facing garden and located within walking distance of Kilburn tube (Jubilee Line & Overground). The property comprises a spacious reception room with high ceilings and fireplace, fully fitted kitchen with all appliances, four double bedrooms, two bathrooms and separate wc. Further benefits include wood flooring throughout and access to private garden. Offered unfurnished. Available mid-October. Families only.

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