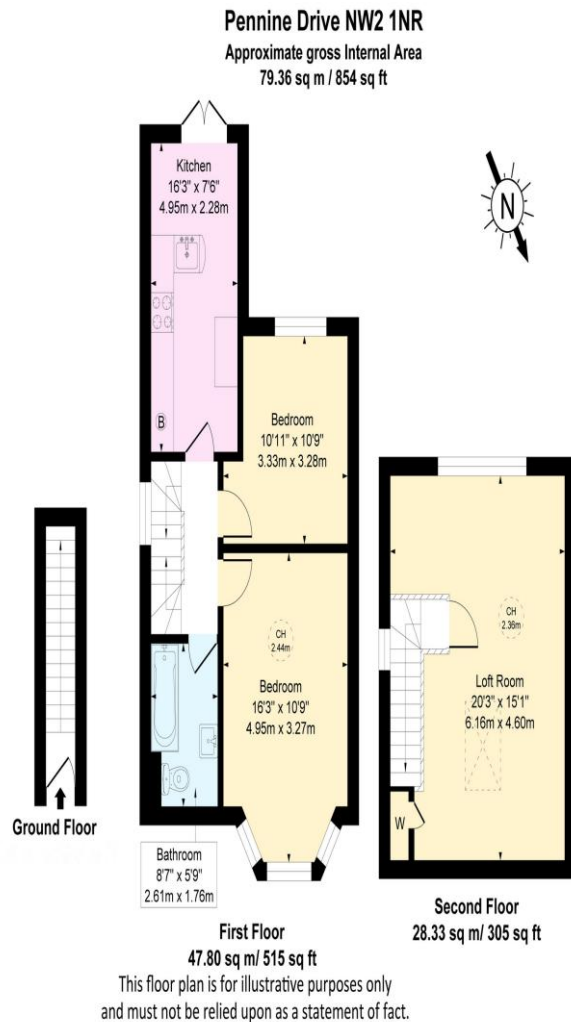


2 Bed  
Pennine Drive  
London NW2

- Top floor duplex
- Chain free

- Large south facing reception
- Private garden

Auction guide price of £400,000  
LH+ShareFH



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>	<b>73</b>	<b>75</b>
(55-68) <b>D</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	

Arranged over the top two floors of an elegant semi-detached home, this recently converted two-bedroom apartment offers a superb blend of modern design, high-quality finishes, and excellent location. Boasting two spacious double bedrooms and a sleek family bathroom featuring a luxurious Jacuzzi bath, the property has been finished to an exceptional standard throughout. The heart of the home is a bright and airy kitchen/dining room- perfect for both casual meals and entertaining. Thoughtfully fully soundproofed for maximum comfort and privacy, this home also benefits from a charming private garden, offering a peaceful outdoor retreat.

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.