



ANSON ROAD, WILLESSEN GREEN, NW2  
GUIDE PRICE £475,000 LEASEHOLD

**HARRIS**  
& COMPANY

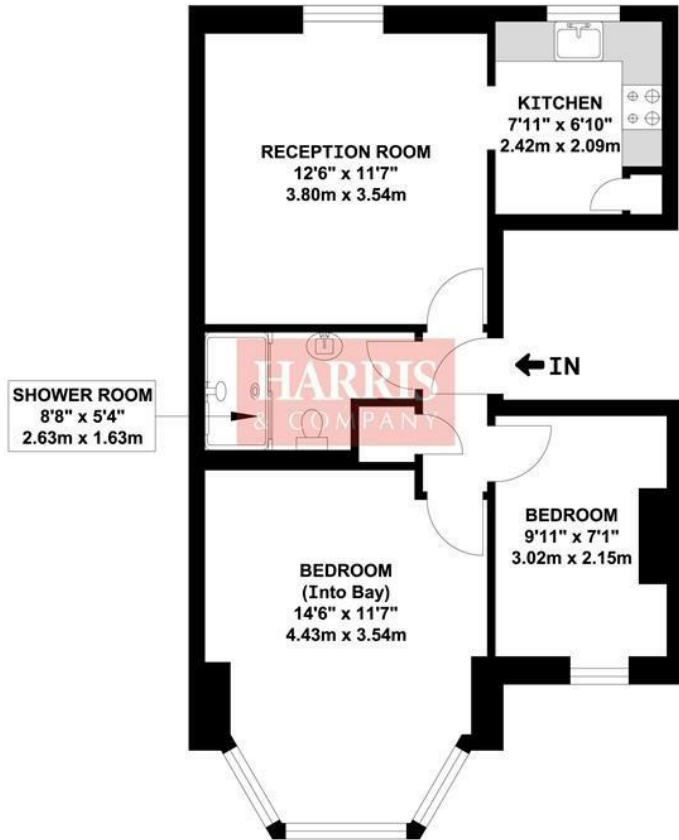
Situated in the Mapesbury Conservation area, a newly refurbished 2 double bedroom apartment situated on the first floor of this Victorian property.

The converted flat has a contemporary feel throughout and includes a spacious reception room, contemporary kitchen area with fully equipped integrated appliances, utility area and modern shower room. New lease. No upper chain.

Anson Road is walking distance to Willesden Green Tube Station on the Jubilee Line. There are further transport links with a number of bus routes located on Walm Lane which also offers a variety of shops, restaurants and a Sainsbury's local.



**ANSON ROAD  
LONDON NW2**



**FIRST FLOOR FLAT**

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER. FLOOR PLANS ARE NOT DONE TO "SCALE".



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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