

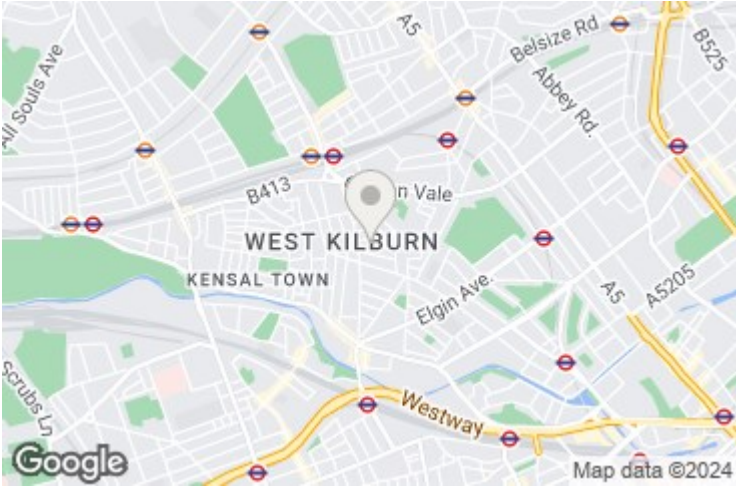


Croxley Road, London W9

£750 Per Week

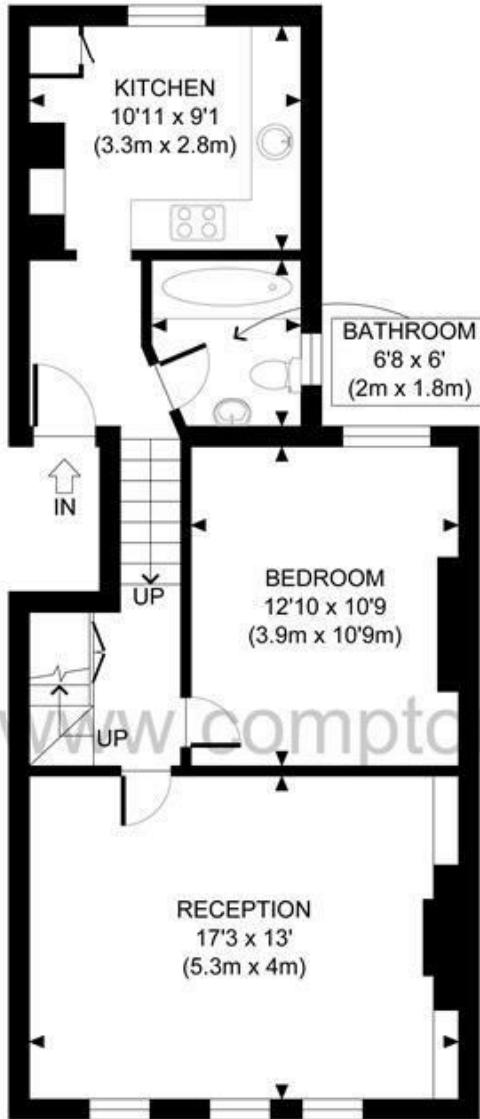
Compton Reeback are pleased to present this spacious bright and airy two bedroom, two bathroom split level apartment, which comprises of a large lounge living room, separate fitted kitchen with access to a large private terrace, with the master bedroom benefiting from a tiled ensuite shower room. Croxley Road is situated a short walk away from Queens Park offering an array of bars, restaurants, and excellent transport links with Queens Park Station (Bakerloo line) inclusive of underground and over ground services. The property is offered out on an unfurnished basis and available mid September. SOLE AGENTS. EPC rating D. Council tax band D.

Croxley Road, London W9



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			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	68	73

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			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 611 SQ FT



THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 291 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA 902 SQ FT / 84 SQM		Croxley Road	
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		date	11/07/22
		photoplan	

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Est. 1995

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Directors: Brian Compton & Julian Reeback

IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and not constitute part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.48cm (centimeters), 1m (one meter) = 3.29'(feet)