

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

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	

**Preston Place, Willesden Green, NW2 5NX**

**Asking Price £399,950**

Subject to Contract

- Querky two storey building with loads of potential
- Over two levels
- Freehold
- Own entrance
- Close to the numerous amenities' of the local area
- Possible roof terrace

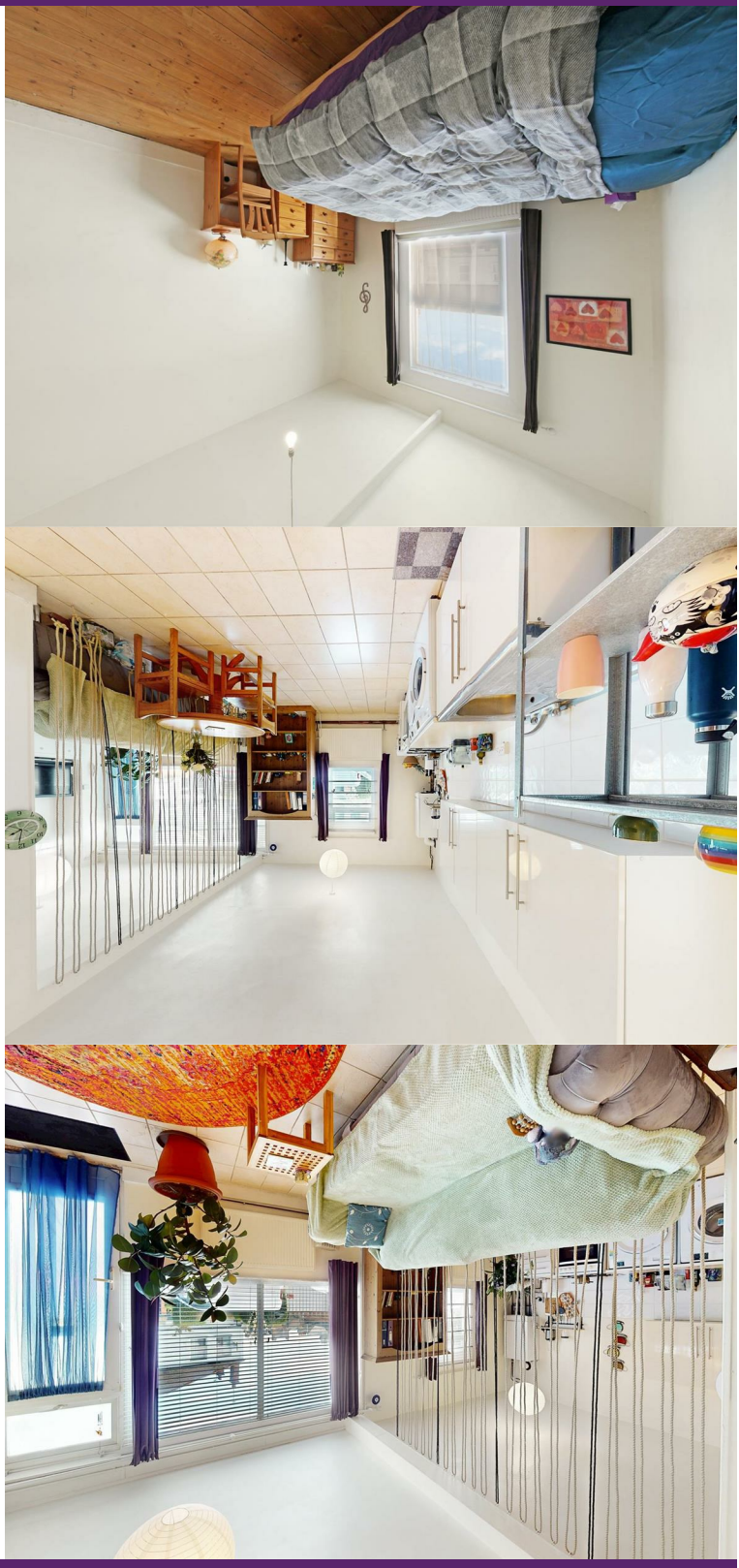
We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.



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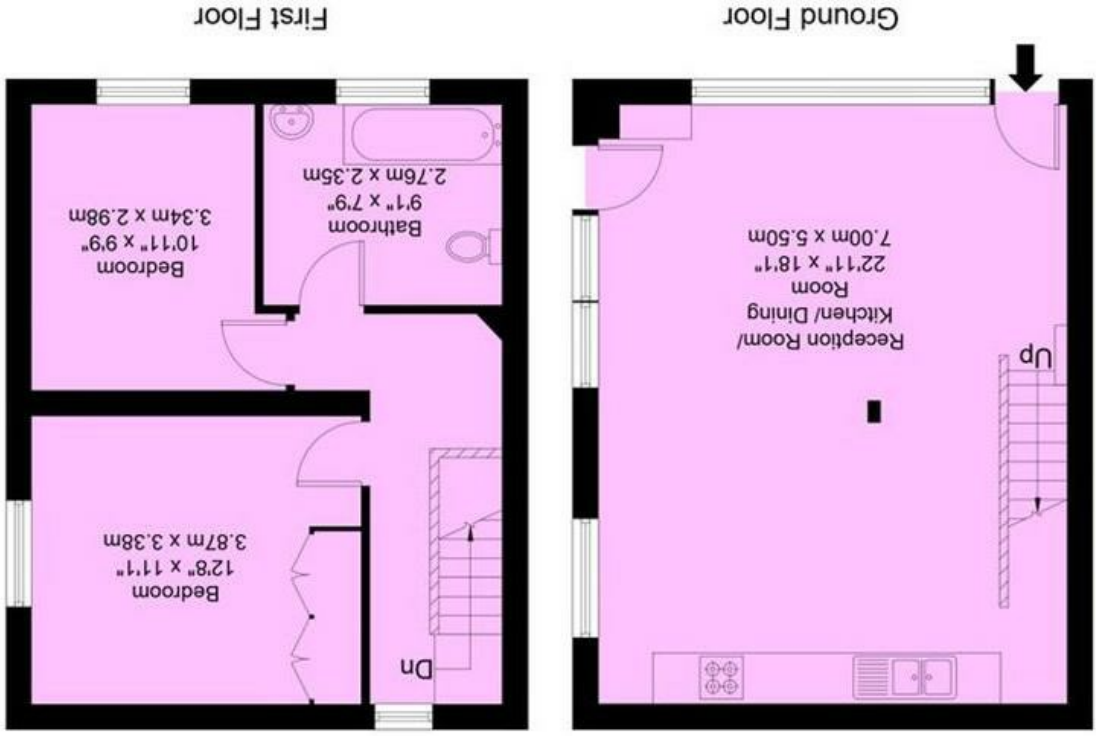
Unique Two-Bedroom Freehold Mews House with Endless Potential... discover this charming two-bedroom mews property with its own private entrance, a blank canvas ready for your personal touch. Spanning 794 sq. ft. over two floors, this freehold home features beautiful timber flooring and offers versatile living space.

The ground floor boasts a spacious living area, ideal for entertaining or relaxation. A staircase leads to the first floor, where you'll find two well-proportioned double bedrooms and a large family bathroom.

Perfectly positioned within walking distance of both Dollis Hill and Willesden Green tube stations, you'll enjoy excellent transport links alongside an array of local shops, cafes, bars, and restaurants. This distinctive property offers a rare opportunity to create a truly unique living space in a vibrant and well-connected area.

**Preston Place, NW2 5NX**

Approx Gross Internal Area = 76.74 sq m / 826 sq ft



Ref : B L E U  
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The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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