

**Yewfield Road, Willesden, NW10 9TD**

**£2,500**

Subject to Contract

- Three bedrooms
- Reception room into bay
- Reception room over looking garden
- Sun lounge leading onto garden
- Kitchen/diner
- Summer house

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	66
(39-54) E			
(21-38) F			
(1-20) G			

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		57	60
(39-54) E			
(21-38) F			
(1-20) G			

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.



Tel: +44 (0)2 8960 9988  
Fax: +44 (0)2 8960 9989

Email: mail@warwickstateagency.co.uk  
warwickstateagents.tv | warwickstateagents.co.uk

69 Chamberlayne Road, London NW10 3ND  
Tel: +44 (0)20 8960 9988 Fax: +44 (0)20 8960 9989

## Yewfield Road, NW10 9TD

Ideal for a family... tidy & clean, two-story, three-bedroom, mid-terraced older style house, with private south/easterly facing rear garden, timber style flooring, located in a residential side road, close to local amenities.

The property offers 1060sqft of living accommodation, boasting high ceilings in front reception room into bay, window over looking garden from lounge, fitted kitchen/diner, bathroom combined W.C, guest W.C, access to garden from sun lounge and brick built summer house to rear of garden.

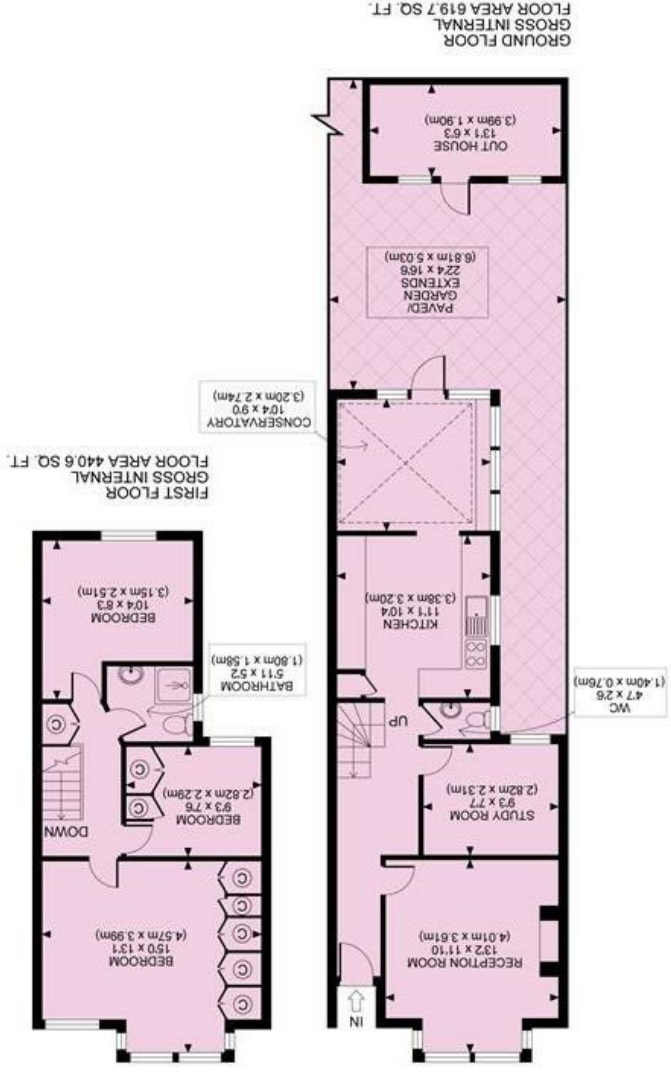
Located a quiet residential Road, only a stones throw of local, shops, bars/cafes, restaurants and numerous transport facilities.



Tel: +44 (0)2 8960 9988  
Fax: +44 (0)2 8960 9989



YEWFIELD ROAD, NW10  
TOTAL APPROX FLOOR PLAN AREA 1060.4 SQ.FT. (98.5 SQ.M.)



All measurements walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent nor zenluvo  
www.zenluvo.co.uk



Email: mail@warwickestateagency.co.uk  
warwickestateagents.tv | warwickestateagents.co.uk  
Tel: +44 (0)20 8960 9988 Fax: +44 (0)20 8960 9989  
69 Chamberlayne Road, London NW10 3ND