



## 64 Deanscroft Avenue

, London, NW9 8EN

**£2,400 (From) PCM**

THREE/FOUR BEDROOM HOUSE. The property is located just off the popular Salmon Street and conveniently positioned within close proximity to highly regarded Schools including the Lycée International de Londres Winston Churchill, local buses, tube stations including Wembley Park Metropolitan & Jubilee lines, Fryent Country Park and the London Designer Outlet offering an array of popular shops & restaurants. Major road networks are close by including the A406, A40, the M1.

- THREE/FOUR BEDROOMS
- SEMI DETACHED HOUSE
- DOWNSTAIRS CLOAKROOM
- UTILITY ROOM
- GARAGE
- OFF ROAD PARKING
- NEWLY DECORATED
- AVAILABLE NOW

### Viewing

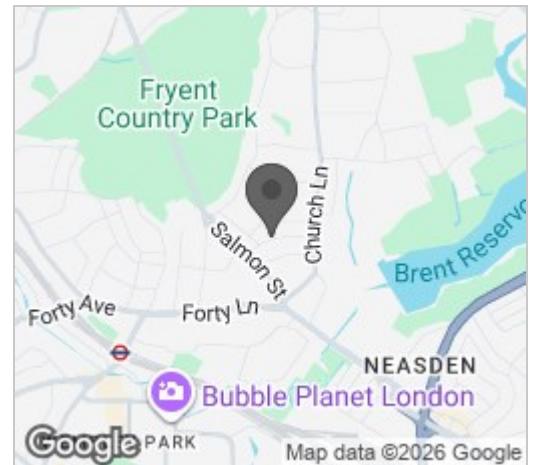
Please contact our Bryan Maher & Co Office on 020 8904 8904 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



## Energy Efficiency Graph

| Energy Efficiency Rating                                 |   | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--|---|--|-----------|
|  |   | Current  | Potential |
| Very energy efficient - lower running costs<br>(92 plus) | A | 86   |           |
| (81-91)  | B |  |           |
| (69-80)  | C |  |           |
| (55-68)  | D | 61   |           |
| (39-54)  | E |  |           |
| (21-38)  | F |  |           |
| (1-20)   | G |  |           |

Not energy efficient - higher running costs

EU Directive 2002/81/EC

England & Wales

Very environmentally friendly - lower CO<sub>2</sub> emissions

(92 plus)

(81-91)

(69-80)

(55-68)

(39-54)

(21-38)

(1-20)

Not environmentally friendly - higher CO<sub>2</sub> emissions

EU Directive 2002/81/EC

England & Wales



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