



Earlsmead Road, Kensal Green, NW10 5QB

£925,000

Subject to Contract

- Three bedrooms
- Dining room
- Bathroom combined W.c
- High ceilings in reception room into bay
- Eat in kitchen/diner
- Private rear garden

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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Ideal family home... bright & spacious three double bedroom mid terraced period style house, which has the potential to be extended to the side & loft, (subject to the usual consents), with private rear garden, located in close proximity of local amenities.

The property offers 1027sq" of living accommodation, high ceilings too both reception rooms, slate style tiled flooring in fitted kitchen/breakfast room, with door leading out to garden, tiled bathroom combined W.C, and gas central heating throughout.

Earlsmead Road is a quiet residential one-way side Road, most conveniently situated. A stones throw of Kensal Green (Bakerloo Line) tube, Ladbrooke Grove/ Portobello Market offering a variety of shops, bars/restaurants, Sainsbury's super store, and numerous alternative transport links.



EARLSMEAD ROAD, NW10
TOTAL APPROX. FLOOR PLAN AREA 1027 SQ.FT. (94 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 zentuvo
www.zentuvo.co.uk

Tenure Freehold

Price £925,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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