



Harrow Road, Ladbroke Grove, W10 4RH

£2,385 Per Month  
Subject to Contract

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			
		81	81
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions			
		82	82
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

- Two double bedrooms
- Hardwood worktops in modern kitchen
- Guest W.C \* Timber floorings

- Sizable 25" reception room\* Dining area
- Fully fitted bathroom combined W.C
- Low voltage lighting





### Harrow Road, W10 4RH

Real rarity, by the Canal... two double bedroom spit level apartment, boasting views overlooking the Grand Union canal, on the second floor of an imposing white stucco style, pristine gated development, communal grounds, entered via a 24 hour Concierge with the local amenities at your fingertips.

The property offers a generous 900sq" of living/entertaining space over two floors, comprising of two double bedroom, 25" living space with ample room for dining space, hardwood worktops in white lacquered kitchen with steel handles, modern fitted bathroom combined W.C and guest W.C, and the potential for parking space if needed.

Walking distance of the huge Sainsbury's of Ladbroke Grove, in close proximity of both Kensal Green & Ladbroke Grove underground stations, and numerous alternative transport and shopping facilities.



HARROW ROAD, W10  
TOTAL APPROX. FLOOR PLAN AREA 900 SQ.FT. (83.6 SQ.M.)



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 494 SQ. FT.



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 406 SQ. FT.



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**

**Price** £2,385 Per Month Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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