



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	51
(21-38) F	
(1-20) G	
	64

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	

**Park Parade, Willesden Junction, NW10 4JG**

**£1,000 PCM**

Subject to Contract

- Studio room
- Beautiful Marble effect tiling in bathroom
- Newly fitted double glazed windows
- Gas central heating
- Newly fitted kitchen
- Timber style flooring
- Low voltage lighting

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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### Park Parade, NW10 4JG

Newly converted... self-contained studio apartment on the ground floor of this end of terraced building, which has just been completely stripped and refurbished to a good standard in neutral colours. Boasting Oak coloured timber style floors & low voltage lighting, with an abundance of shopping and transport links at your fingertips.

The property offers 176 sq ft of living space, high ceilings and brand new gas central heating comprising of studio room, open plan recess high gloss fitted kitchen and Marble effect tiled bathroom combined W.C encapsulated by newly fitted double glazed windows throughout.

Located in the heart of the area, a variety of local shops, cafe's/bars and restaurants close at hand, and Willesden Junction over/underground (Bakerloo Line) train station is within 10 minutes walk and numerous alternative transport links.

To include Council Tax.



PARK PARADE, NW10  
 TOTAL APPROX. FLOOR PLAN AREA 176 SQ.FT. (16 SQ.M.)  
 (EXCLUDING RESTRICTED HEAD HEIGHT)  
 --- = RESTRICTED HEAD HEIGHT  
 ----- = GROUND FLOOR



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  
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