

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	68
(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	69
(39-54) E			
(21-38) F			
(1-20) G			

Outgate Road, Willesden Junction, NW10 9UG

Asking Price £439,950

Subject to Contract

- Two double bedrooms
- Compound worktop in newly fitted kitchen
- Sandstone style tiling in bathroom
- High ceilings in reception room
- Breakfast room
- Landscaped rear garden \* Timber s/floors

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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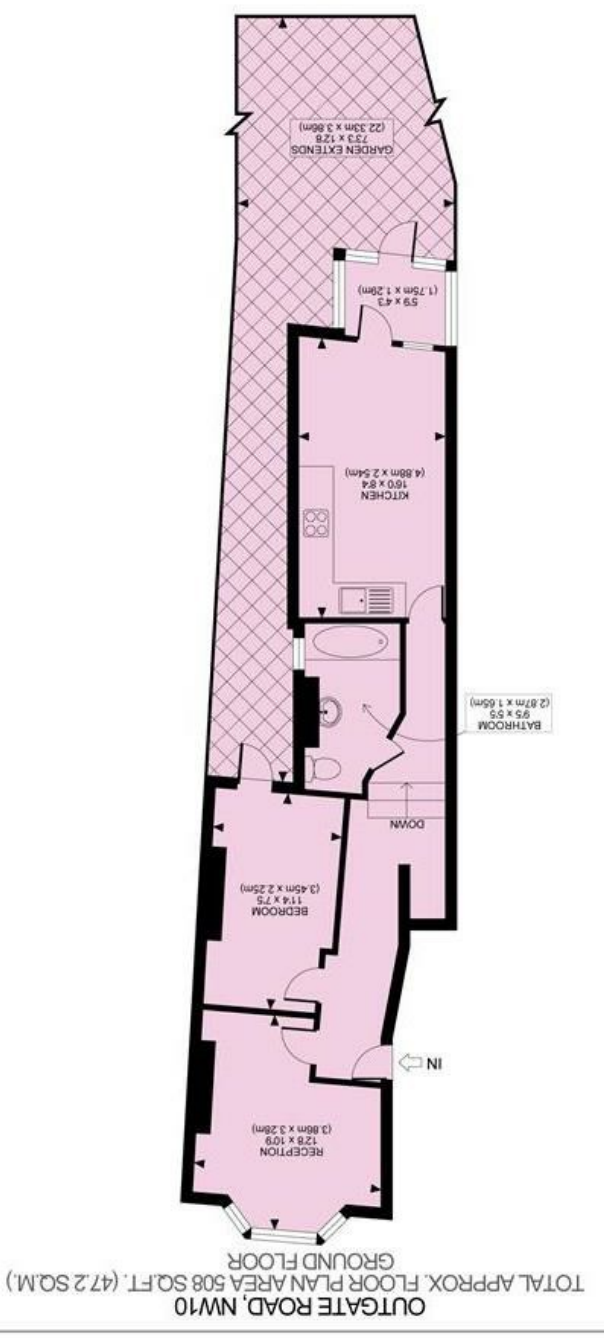


## Outgate Road, NW10 9UG

Pet friendly... contemporary style refurbishment of a two double bedroom apartment, boasting landscaped private rear garden, on the ground floor of a mid terraced period style house, with double glazed windows & gas central heating throughout, only a short stroll of Roundwood Park.

The property offers over 509sq" of living space with timber style floorings, comprising of a 16" reception room with a high end fitted open plan kitchen with compound worktops and white lacquered wall & base units, large Sandstone style tiles in newly fitted bathroom combined W.C and integrated caballing for sky, digital, phone points in every room.

In a residential side Road, close proximity of Roundwood Park with its Organic café, local shops, restaurants and transport links.



OUTGATE ROAD, NW10  
TOTAL APPROX. FLOOR PLAN AREA 508 SQ.FT. (47.2 SQ.M.)  
GROUND FLOOR

RECEPTION 12.8 x 10.9  
BEDROOM 12.8 x 7.5  
BATHROOM 2.87m x 1.65m  
KITCHEN 4.80 x 2.54m  
GARDEN EXTENDS 7.3 x 12.8

IN

DOWN

www.zentuvo.co.uk

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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