



Fordwych Road, West Hampstead, NW2 3NH

£2,426 PCM

Subject to Contract

- Three bedrooms
- French doors leading out to garden from reception room
- Modern fitted Kitchen
- Family bathroom
- En suite shower room
- Rear garden
- Gas central heating
- Part carpeted & part timber style floors

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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



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Broad, leafy avenue... modern three bedroom ground floor apartment with gas central heating, wooden floors, offered in neutral decor, boasting own rear garden, entered via an entry phone intercom system. In an imposing Victorian terrace property which has been converted into three contemporary flats, only a short stroll of a variety of local amenities.

Approximately 800 sq ft of living space, comprising of French doors leading out to the garden from reception room, open plan kitchen/diner with integrated appliances, three good size double bedrooms (which are all carpeted) modern fitted family bathroom and additional en-suite bathroom.

Situated in a broad tree-lined residential avenue, only a stone's throw of Kilburn High Road, (Jubilee Line) tube, a variety of bars/cafes, restaurants, shops and alternative transport facilities.

Tenure

Price £2,426 PCM Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



Tel: +44 (0)2 8960 9988
Fax: +44 (0)2 8960 9989

Email: mail@warwickstateagency.co.uk
warwickstateagents.tv | warwickstateagents.co.uk

69 Chamerlayne Road, London NW10 3ND
Tel: +44 (0)20 8960 9988 Fax: +44 (0)20 8960 9989