



| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         | <b>75</b> |
| (55-68) <b>D</b>                                   | <b>56</b>               |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating             |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very environmentally friendly - lower CO2 emissions</i> |                         |           |
| (92 plus) <b>A</b>   |                         |           |
| (81-91) <b>B</b>   |                         |           |
| (69-80) <b>C</b>   |                         | <b>75</b> |
| (55-68) <b>D</b>   |                         |           |
| (39-54) <b>E</b>   | <b>47</b>               |           |
| (21-38) <b>F</b>   |                         |           |
| (1-20) <b>G</b>  |                         |           |
| <i>Not environmentally friendly - higher CO2 emissions</i> |                         |           |
| <b>England &amp; Wales</b>                                 | EU Directive 2002/91/EC |           |

Park Road, Harlesden, NW10 8TA

£845 PCM

Subject to Contract

- High ceilings in a sizable studio room
- Modern fitted shower combined w.c
- Full length sash windows & French doors
- Entry-phone

- Modern fitted kitchen
- High ceilings
- Balcony



### **Park Road, NW10 8TA**

A newly refurbished first floor L shaped studio apartment, set in this period style detached house, boasting French full length glass doors leading out to balcony from reception room with high ceilings, modern open plan fitted kitchen/breakfast area, shower room combined w.c, additional benefits include communal garden and entry-phone.

Located in an attractive tree lined road and only a stones throw of the busy High Street which offers a wide range of shops, bars/cafes, restaurants and transport links.

Available now to include Gas, Water & Council tax

### **Tenure**

**Price**     £845 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@warwickestateagency.co.uk](mailto:mail@warwickestateagency.co.uk)  
[warwickestateagents.tv](http://warwickestateagents.tv) | [warwickestateagents.co.uk](http://warwickestateagents.co.uk)

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