

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			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

Valliere Road, College Park, NW10 6AJ

Offers Over £400,000

Subject to Contract

- Two double bedrooms * Reception room
- Sandstone style tiling in new bathroom
- Oak style floors * Low voltage lighting
- Parking permit permission
- Compound worktops in kitchen
- Newly fitted en suite bathroom
- New lease with share of Freehold

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.



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

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

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



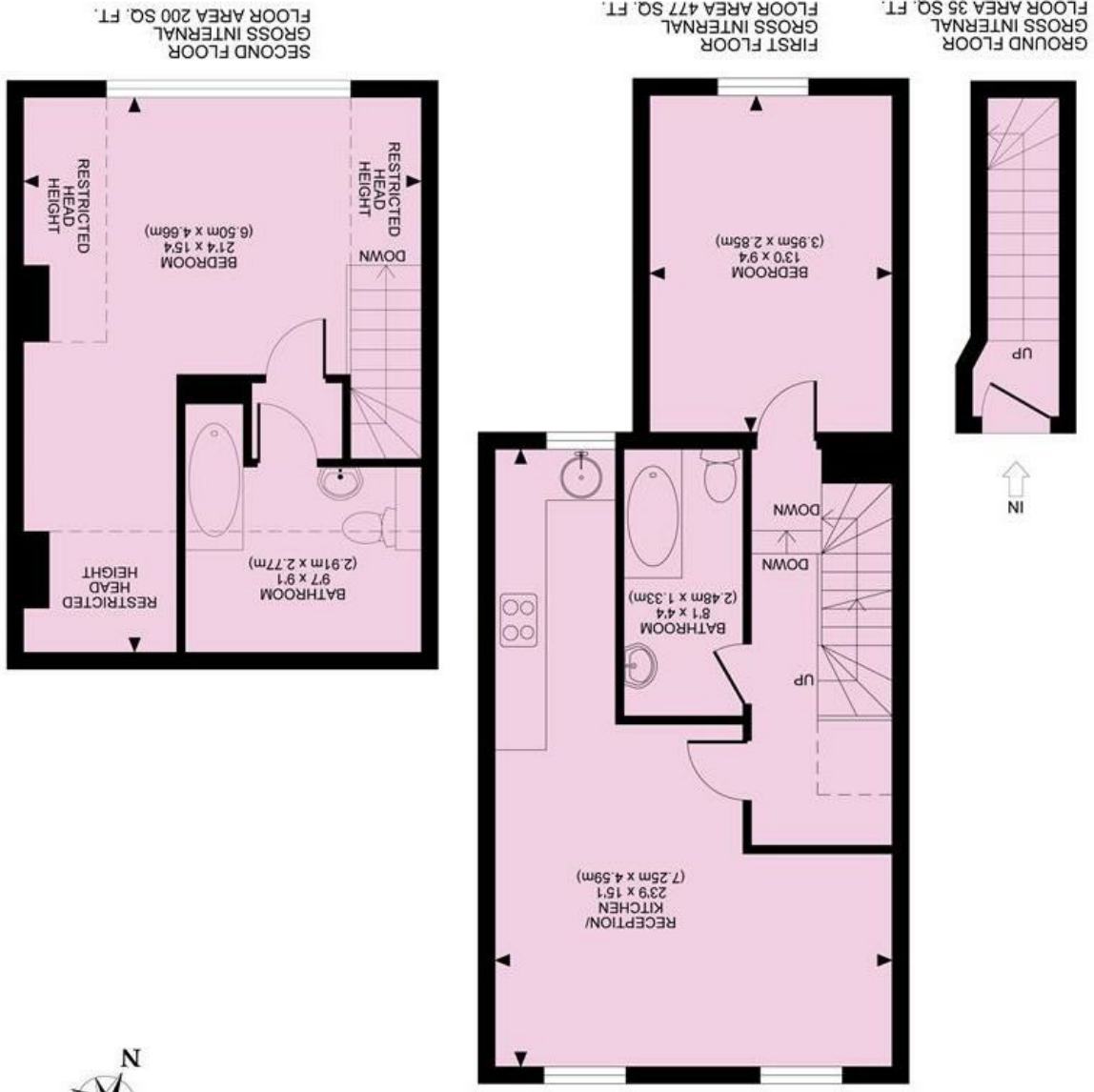
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Architect-designed, high-tech loft style apartment... which has just undergone full refurbishment, completed to a high standard with chrome fixtures & fittings, on the first & second floor of this period style mid-terraced house, boasting solid wood floors and new double glazed windows throughout, located in close proximity of both Kensal Green & Willesden Junction train stations.

The property offers 585sq" of accommodation, comprising of two double bedrooms, reception room, contemporary style kitchen with compound worktops and fitted stainless steel appliances, new modern Sandstone style fully tiled family bathroom combined W.C & three-piece ensuite bathroom combined W.C connected to the master bedroom.

Situated in a sought after College Park, Stone's throw of a variety of local shops, bars/cafes, restaurants, and both Kensal Green/Willesden Junction train stations are close at hand.

VALLIERE ROAD, NW10
 TOTAL APPROX. FLOOR PLAN AREA 712 SQ.FT. (66 SQ.M.)
 (EXCLUDING RESTRICTED HEAD HEIGHT)
 ----- = RESTRICTED HEAD HEIGHT



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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