

VALLIERE ROAD, NW10  
TOTAL APPROX. FLOOR PLAN AREA 674 SQ.FT. (63 SQ.M.)  
GROUND FLOOR



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Valliere Road, College Park, NW10 6AJ

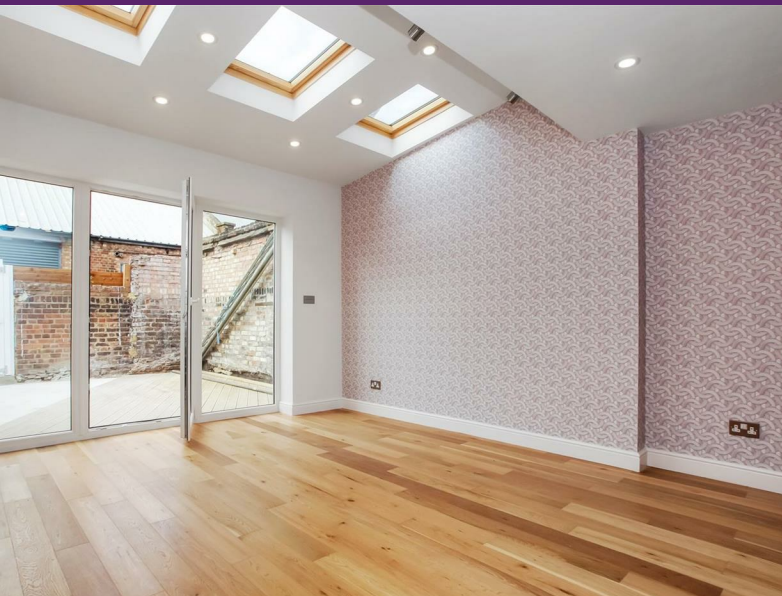
Asking Price £499,950

Subject to Contract

- Two double bedrooms
- Contemporary style kitchen
- Solid wood flooring

- Glass panels leading to garden fm lounge
- Sandstone style tiling in bathroom
- Low voltage lights





## Valliere Road, NW10 6AJ

Architect-designed, high-tech garden apartment... which has just undergone full refurbishment, completed to a high standard with chrome fixtures & fittings, on the ground 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 674sq" of accommodation, two double bedrooms, full length glass panels leading out to the garden from reception room, mix of Oak & Lacquered contemporary style units in the kitchen area with compound worktops and fitted stainless steel appliances, new modern Sandstone style fully tiled family bathroom combined W.C.

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



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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  
[www.zentuvo.co.uk](http://www.zentuvo.co.uk)

**Tenure** Leasehold - Share of Freehold

**Price** Asking Price £499,950 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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