

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	57
(39-54) E	
(21-38) F	
(1-20) G	
	69

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	55
(39-54) E	
(21-38) F	
(1-20) G	
	68

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.

St. Johns Avenue, Harlesden, NW10 4EJ

Asking Price £425,000

Subject to Contract

- Two double bedrooms
- Contemporary style fitted kitchen with hardwood work tops
- Loft in the demise of the lease
- Low voltage lighting
- Ornate period fire-place in reception room
- Share of freehold
- Timber style floors



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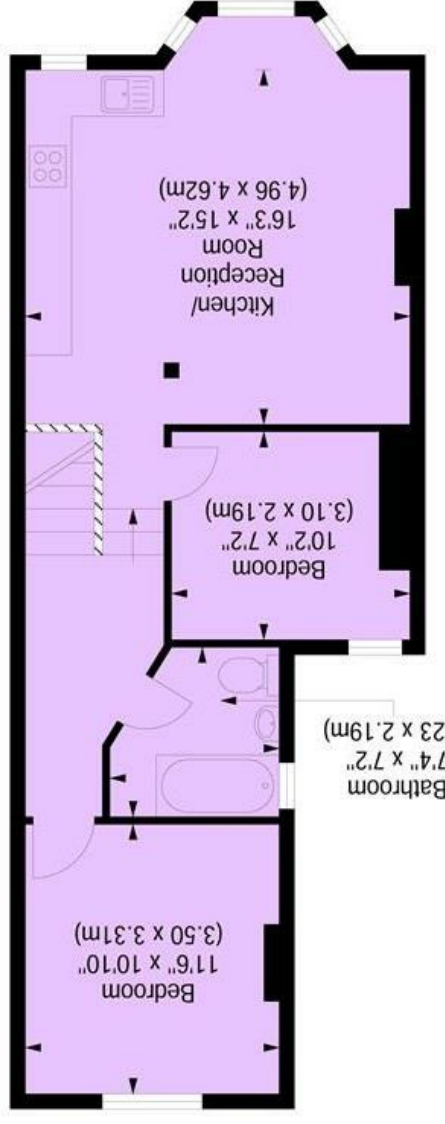


St. Johns Avenue, NW10 4EJ

Loft in the demise of the lease & a share of the freehold... beautifully crafted well proportioned two double bedroom apartment on the first floor of this period style house, with the possibility of converting the roof space into additional living space. Boasting timber style flooring & period features which include sash windows, ornate cast iron fire-place and cornicing, located within close proximity of local shops and transport links.

The property offers 634 sq ft of living/entertaining space over the complete first floor high ceilings in reception room into bay sash windows and seating area, low voltage lighting over white lacquered kitchen with hardwood work tops, dining area, modern white three piece suite in bathroom combined W.C.

St Johns Avenue, NW10 4EJ
 Approximate Gross Internal Area 634 sq ft / 58.90 sq m



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Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation



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