



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	59
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	50	51
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

Walm Lane, Mapesbury Estate, NW2 3BS

Asking Price £675,000

Subject to Contract

- Three double bedrooms
- Eat in kitchen
- Rear garden
- Share of freehold
- Gas central heating

- Sizeable reception room into bay window
- Family bathroom
- Carriage driveway with off street parking
- High ceilings



Walm Lane, NW2 3BS

Poised for your input, located in this broad tree lined Avenue... spacious three double bedroom apartment with lots of potential, on the ground floor of an attractive double fronted house with access to a rear garden, benefiting from a share of freehold and chain free.

The property offers over 993 sq ft of living space, high ceilings throughout, sizable reception room into bay windows, three fair size bedrooms, fitted kitchen/diner, three piece family bathroom, carriage driveway with off street parking and large communal garden.

Walm lane is a pleasant leafy road set within the sought after Mapesbury estate. Within easy access to Willesden Green Tube station (Jubilee Line -Zone 2) Cricklewood Overground station, local buses and A5 Edgware Road



Tenure Leasehold - Share of Freehold

Price Asking Price £675,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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