

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			

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.

Valliere Road, College Park, NW10 6AJ

Asking Price £425,000

Subject to Contract

- Two double bedrooms en suite bathroom to master
- Compound worktops in kitchen
- Oak style floors
- Gas central heating
- Reception room
- Sandstone style tiling in new bathroom
- Low voltage lighting
- Crossrail link close to hand



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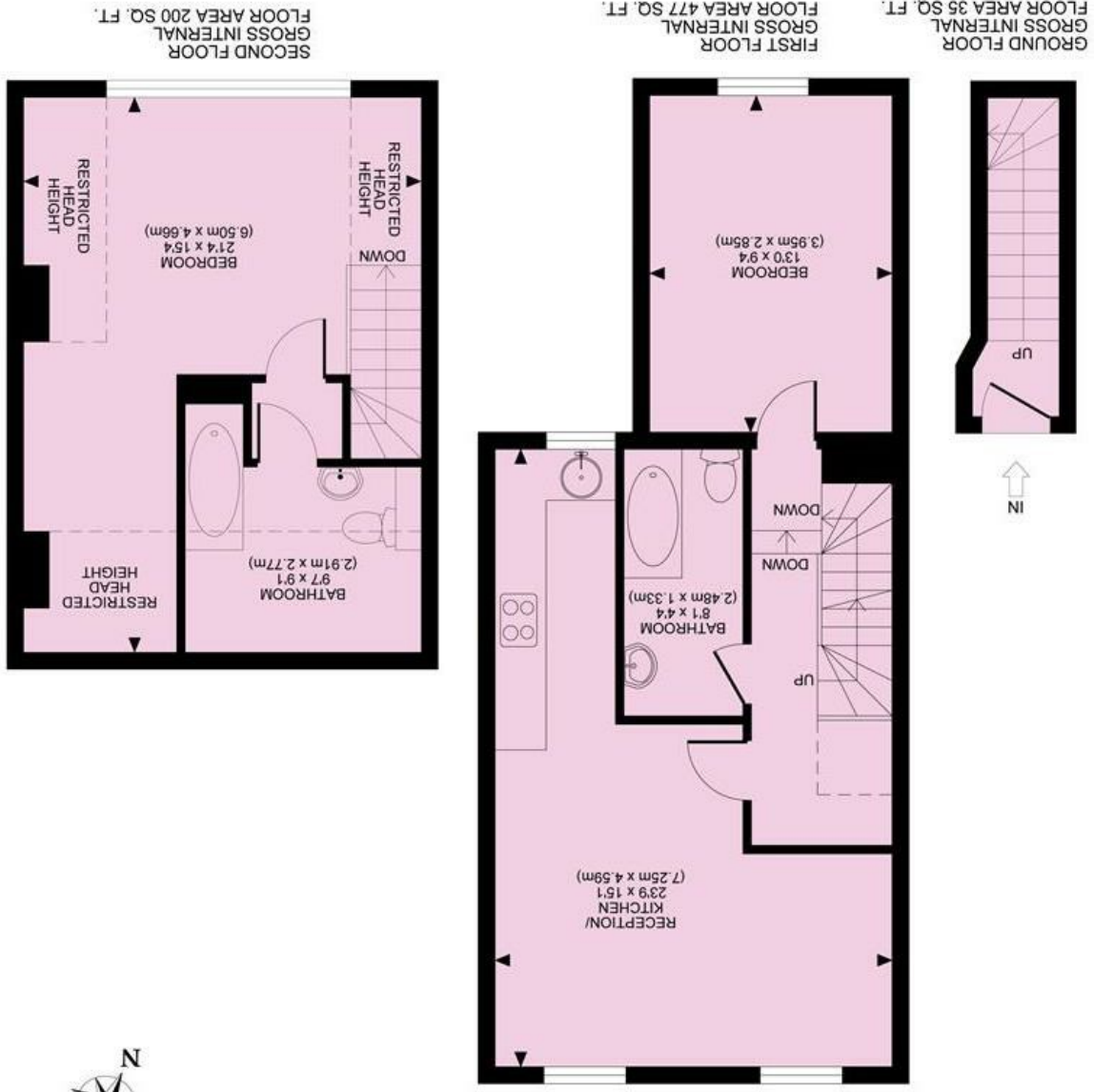
Valliere Road, NW10 6AJ

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 ensuite bathroom combined W.C & three-piece connected to the master bedroom.

Situated in a sought after College Park, Green/Willesden Junction train stations bars/cafes, restaurants, and both Kensal 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



WARWICK
ESTATE AGENTS
25 YEARS
EXPERIENCE

zentuvo

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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