



**Energy Efficiency Rating**

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

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

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

**Wrotesley Road, Willesden Junction, NW10 5YL**

**£3,150 PCM**

Subject to Contract

- Four/five bedrooms
- 20 ft fitted hardwood worktops in kitchen/diner
- Off street parking
- Solidwood flooring
- High ceilings in a sizeable reception room
- Conservatory leading on to south/westerly rear garden
- Utility room/guest W.C



## Wrotesley Road, NW10 5YL

Tastefully balanced modern house which retains its period features ... most stylish four/five bedroom semi-detached 1930s well maintained semi-detached house. Solid wood floors throughout most of the ground floor, with all rooms converging on to a central hallway, 20 ft fitted kitchen which flows onto the dining area, with French doors leading out to a glass conservatory overlooking a south/westerly facing rear garden, mainly laid to lawn with raised patio area, and shrubbery. Benefits include off-street parking for several cars, and within this broad avenue situated ideally for local amenities.

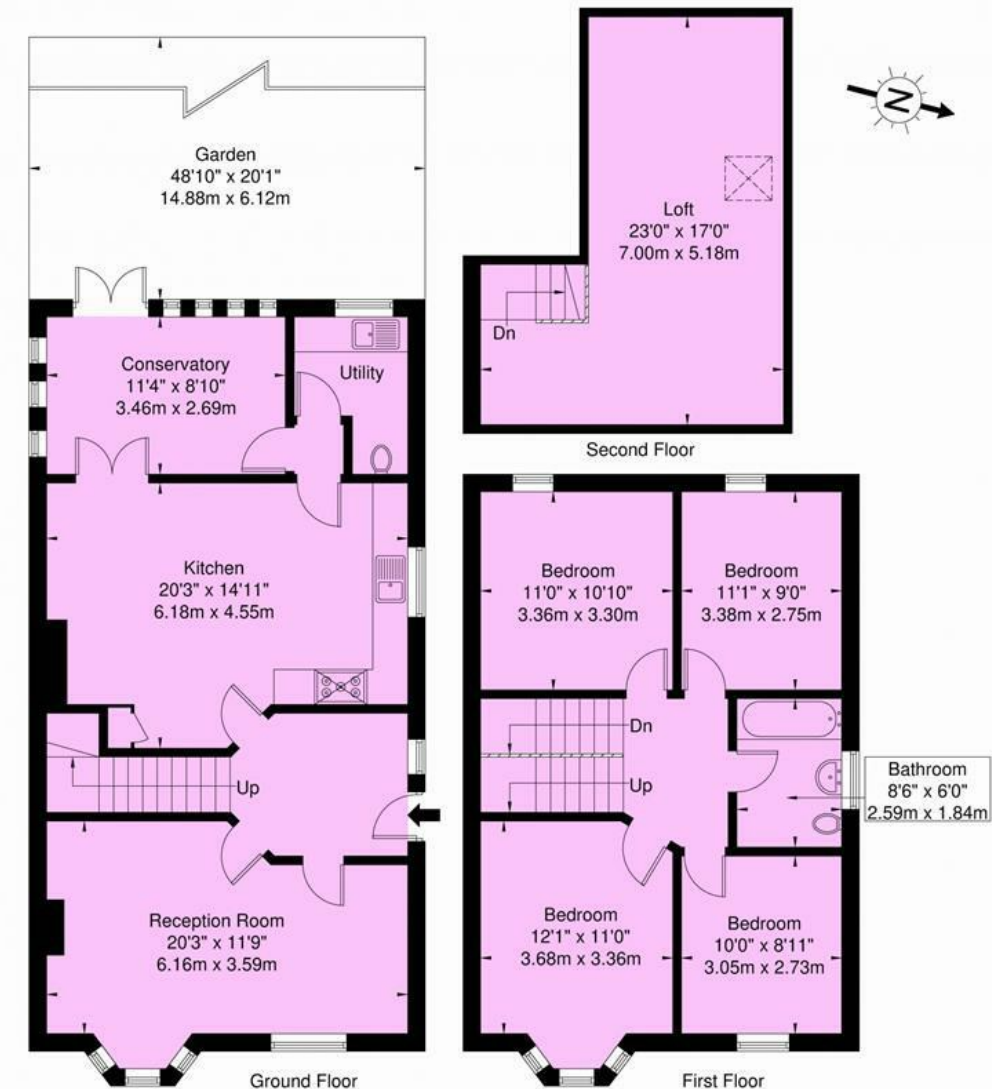
The property offers over 1760sq ft of bright, well-proportioned living/entertaining space over three floors, boasting high ceilings in a 20ft reception room with period open fireplace, hardwood worktops in a sizable fitted kitchen with large sandstone tiles to floor, separate laundry room with guest W.C, loft room, four further double bedrooms on the first floor and picture window in the modern family bathroom.

Wrotesley Road is in a short stroll of both King Edward VII & Roundwood Park's, and in easy reach of numerous transport links.

Available now

## Wrotesley Road, NW10 5YL

Approx. Gross Internal Area = 163.9 sq m / 1764 sq ft



Ref Copyright THEBLUEPLAN  
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

### Tenure

Price £3,150 PCM Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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