



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	55
(39-54) E	
(21-38) F	
(1-20) G	67

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	51
(39-54) E	
(21-38) F	
(1-20) G	65

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.

Ancona Road, Kensal Rise, NW10 5YA

£2,250 PCM

Subject to Contract

- Two/three bedrooms
- Direct access to private rear garden
- Close to transport & amenities
- Low voltage lighting
- Unfurnished
- 22ft sizable lounge/open plan stylish fitted kitchen
- White three piece bathroom suite, partly tiled walls
- Solid wood flooring * Period features
- Gas central heating



Tel: +44 (0)2 8960 9988
Fax: +44 (0)2 8960 9989

Email: mail@warwickstateagency.co.uk
warwickstateagents.tv | warwickstateagents.co.uk

69 Chamberlayne Road, London NW10 3ND
Tel: +44 (0)20 8960 9988 Fax: +44 (0)20 8960 9989



Ancona Road, NW10 5YA

Direct access to own garden... beautifully presented and well proportioned two/three bedroom apartment, ideally located in this most sought after, quiet tree-lined street, on the first floor of a well-maintained period style mid terraced house, boasting from high ceilings and gas central heating.

The property offers bright accommodation of over 808sqft, comprising of double aspect windows & door with stairs leading down to own garden from the living/entertaining space with stylish open plan fitted kitchen, stunning master bedroom, two further bedrooms, and tastefully fitted part tiled walls, Chrome wall mounted taps in bathroom combined W.C, and additional benefits include solid wood timber style floorings and low voltage lighting.

Ancona Road is a most attractive, leafy residential side road, close to a variety of local amenities, in walking distance of both Kensal Green & Willesden Junction over/underground stations and numerous alternative transport links.

Tel: +44 (0)2 8960 9988
Fax: +44 (0)2 8960 9989



ANCONA ROAD, NW10
TOTAL APPROX FLOOR PLAN AREA 809 SQ.FT. (75 SQ.M.)

GROUND FLOOR GROSS INTERNAL FLOOR AREA 47 SQ. FT.

FIRST FLOOR GROSS INTERNAL FLOOR AREA 762 SQ. FT.

WARWICK
ESTABLISHED AGENTS
25 YEARS
EXPERIENCE

zenluvo
- valuing dreams!

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 zenluvo
www.zenluvo.co.uk

Email: mail@warwickestateagency.co.uk
Tel: +44 (0)20 8960 9988
Fax: +44 (0)20 8960 9989

69 Chamberlayne Road, London NW10 3ND
Tel: +44 (0)20 8960 9988
Fax: +44 (0)20 8960 9989