



**Cobbold Road, Willesden, NW10 9SU**

**Asking Price £599,950**

Subject to Contract

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
	61	82

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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.

- Three double bedrooms
- High ceilings lounge & reception room into bay window
- Eat in kitchen
- Family Bathroom
- Two W.Cs
- Private rear garden
- Potential extension to loft and side return
- Double glazing





## Cobbold Road, NW10 9SU

Quiet residential Road... three/four bedroom, mid-terraced period house, private rear garden, with potential to extend into the loft and rear of the property, subject to the usual consents. The property offers 985sq ft of accommodation over two floors at present. In close proximity of local shops and transport facilities.

Comprising of double glazing, gas central heating, and timber style flooring throughout, high ceilings in both the reception & lounge, fitted eat-in kitchen, family bathroom, W.C on each floor, and garden with large outbuilding.

Minute's walk to local schools, public transport, and Willesden Town Centre. Easy access to A404 Harrow Road and A406 North Circular Road. The property is being sold with no upper chain.



Approximate Gross Internal Area: 92.0 m<sup>2</sup> / 985 sq. ft (excluding garden, shed)  
 This plan is for illustrative purposes only and should be used as such for prospective purchasers. All measurements of doors, windows, systems or services shown have not been tested. Therefore there is no guarantee as to their functionality and their efficiency.

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