

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	74
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
48	

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	

**Bruce Road, Harlesden, NW10 8RE**

**£1,820 PCM**

Subject to Contract

- Two double bedrooms
- Timber style flooring in reception room
- Modern fitted kitchen/breakfast room
- Contemporary style bathroom
- Maisonette

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.



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**Bruce Road, NW10 8RE**

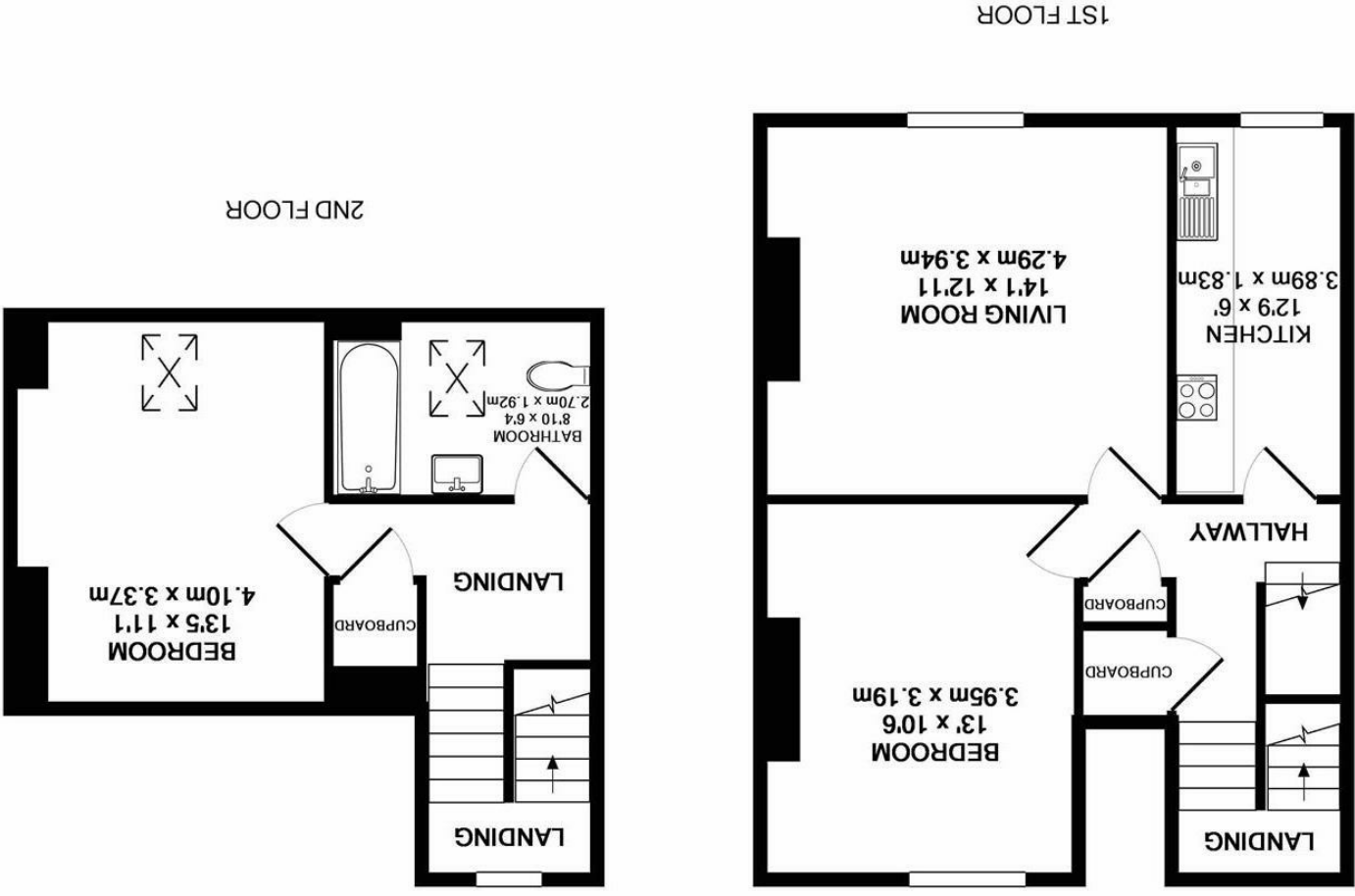
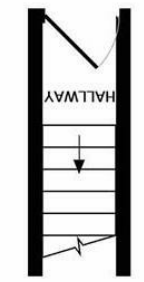
Recently refurbished to a high standard is this two double bedroom maisonette, on the first & second floor of this 1

style mid-terraced house, boasting high ceilings and a large window reception room, modern fitted lacquered eat-in kitchen with handles and impressive contemporary bathroom with black slate tiled walls.

Bruce Road is a residential side located off Craven Park. Walking of an array of local shops, Harle (Bakerloo Line) tube, and numerous alternative transport links Available now.



ENTRANCE FLOOR



1ST FLOOR

2ND FLOOR

TOTAL APPROX. FLOOR AREA 849 SQ.FT. (78.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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