

**Earlsmead Road, Kensal Green, NW10 5QB**

**Asking Price £950,000**

Subject to Contract

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
64	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
61	

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 bedrooms
- Modern fitted eat in kitchen
- Private rear garden
- High ceilings

- Open plan 29 ft reception room
- Contemporary style bathroom
- Timber style floorings
- Loft and rear extension potential



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



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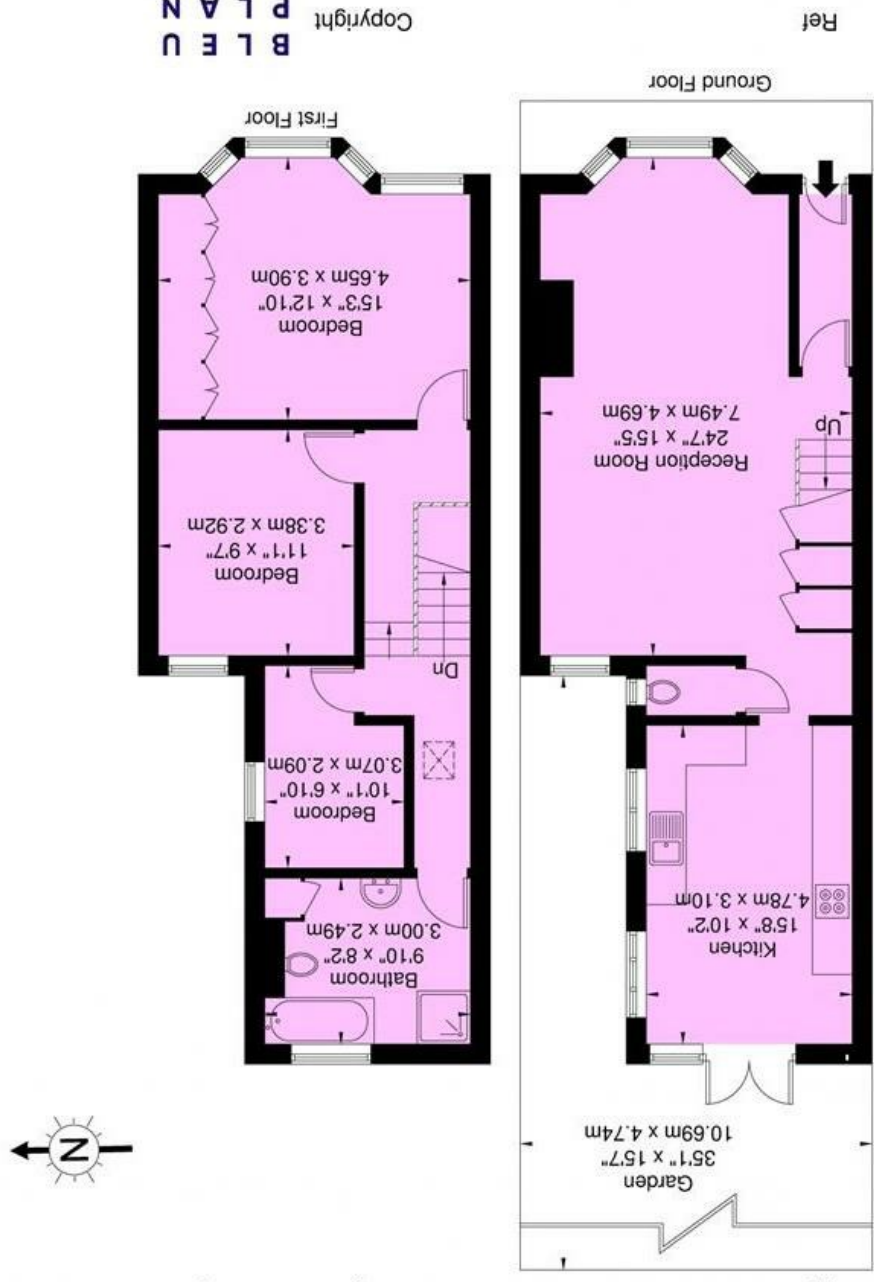
Modern family living... contemporary style offering generously sized rooms over two floors, with the potential of converting the loft & rear into another living space, decorated throughout in a neutral decor, with a modern fitted bathroom & kitchen, boasting a private rear garden, in close proximity of all local amenities.

The property offers over 1140 sq ft of accommodation, boasting double 29 ft reception room with high ceilings and low voltage lighting, opened up from the entrance hall, modern fitted eat-in kitchen with French doors leading out to the garden, a newly fitted bathroom that contains both a shower cubical & bath and benefits include timber style flooring.

Earlsmead Road is a quiet, residential side Road located off the Harrow Road only a stone's throw of Ladbroke Grove, most conveniently situated close to a variety of local amenities of Kensal & Queens Park, within walking distance of both Kensal Green/Rise train Stations.

**Earlsmead Rd Kensal Green, NW10 5QB**

Approx. Gross Internal Area = 103.6 sq m / 1115 sq ft



**B L E U**  
PLAN  
Copyright

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

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