

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		65	
(21-38) F			
(1-20) G			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			70
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		65	
(21-38) F			
(1-20) G			

Fortungate Road, Harlesden, NW10 9RH

Asking Price £387,500

Subject to Contract

- Two double bedrooms
- Fitted kitchen/diner
- Private rear garden
- Gas central heating
- No upper chain

- High ceilings in reception room
- Marble effect tiling in modern bathroom
- Timber style flooring
- Double glazed windows

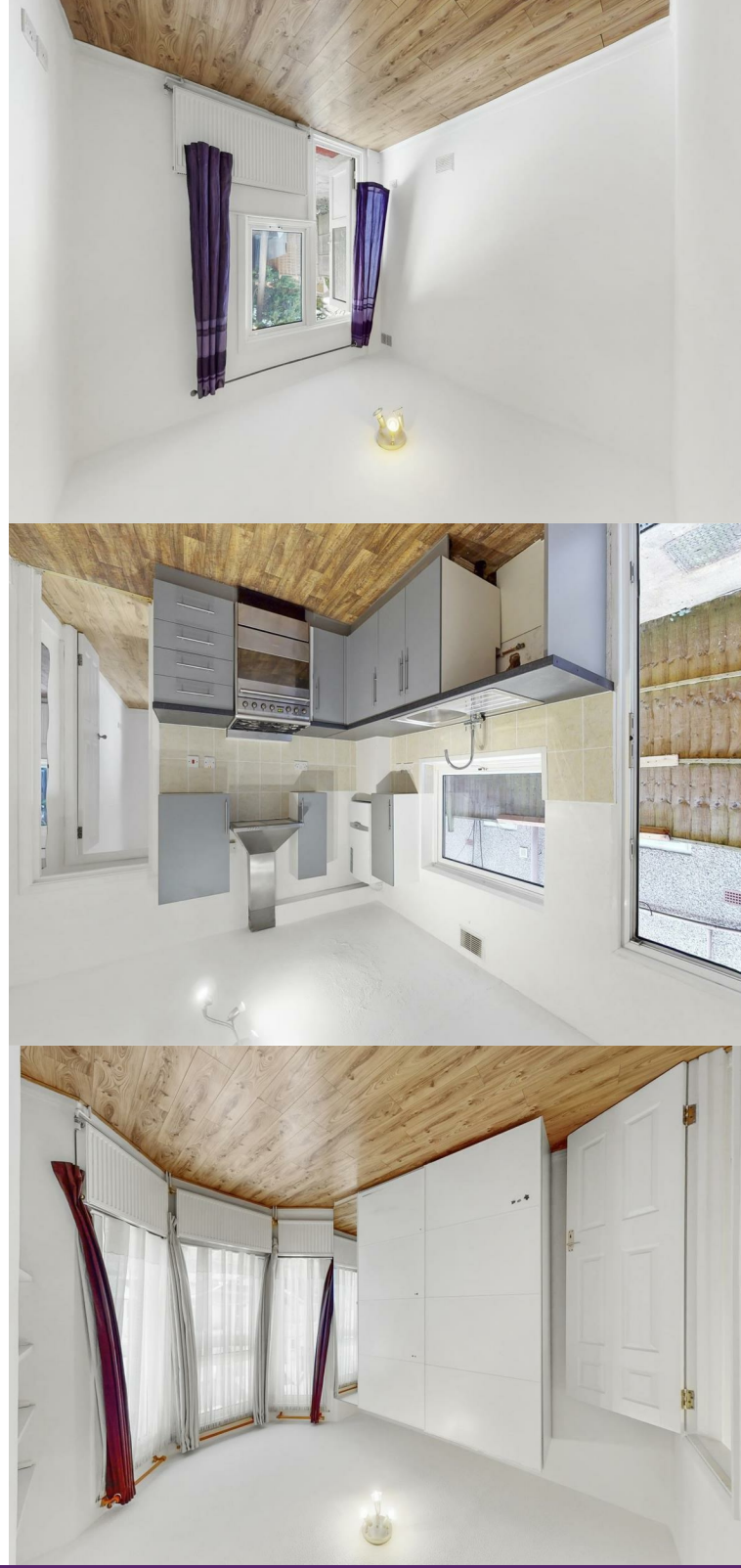
We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.



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**Fortungate Road, NW10 9RH**

Bright & well proportioned... two double bedroomed ground floor apartment, which underwent refurbishment a few years ago, set in this mid-terraced period style two-storey house, boasting private low maintenance rear garden, with timber style floors & high ceilings, located within close proximity of local amenities.

The property benefits from high ceilings in the reception room, a fitted eat-in kitchen, a Sandstone effect tiled bathroom combined W.C. and double glazed and gas central heating throughout.

Located on a quiet residential side road, only a stone's throw of Roundwood Park with its Organic cafe, and within walking distance of local shops and transport facilities.

FORTUNGATE ROAD, NW10  
TOTAL APPROX FLOOR PLAN AREA 479 SQ.FT. (45 SQ.M.)  
GROUND FLOOR



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  
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