



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>77</b>	<b>84</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Waldo Road, College Park, NW10 6AW**

**£4,500 PCM**

Subject to Contract

- Five bedrooms
- High gloss kitchen with dining area
- Industrial style living with high ceilings
- In keeping style double glazed windows
- Industrial style Lounge
- Three bathrooms
- Two roof terraces
- Gas central heating



### Waldo Road, NW10 6AW

Unique & most usual... archaically designed warehouse which has been converted into a magnificent three-story, five-bedroom house. With a balanced blend of steel, wood, and concrete, benefiting from numerous terraces', gas central heating, modern fitted double glazed windows, extra high ceilings, and a central steel open staircase which accentuates the style of living.

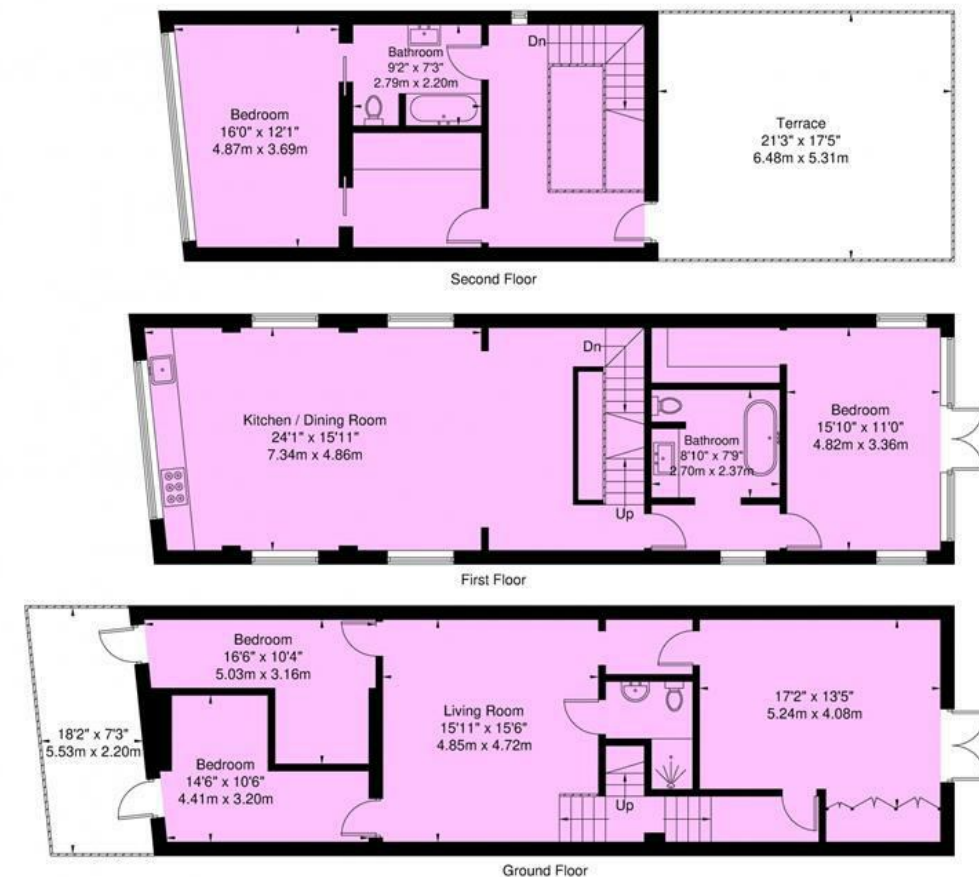
The property offers 2300sq ft of living/entertaining accommodation, over three floors, the ground floor consists of a 17ft entrance hall with high ceilings, stone floors in the reception room, two double bedrooms with access to a south-facing roof terrace, and a guest bathroom combined W.C. On the first floor, an impressive 24ft dining room with fitted kitchen, windows to three sides, master bedroom with Juliet balcony, walk-in dressing room, and en suite bathroom. Second floor, with a bright south-facing bedroom, skylight window in the en-suite bathroom, internal additional room, and private 21ft terrace.

Waldo Road is a quiet residential side road, located in the sought-after College Park. Only a stone's throw of a variety of local shops, bars/cafes, restaurants, and both Kensal Green & Willesden Junction over and underground stations are close at hand and numerous alternative transport links.

Available now.

### Waldo Works, NW10 6AW

Approx. Gross Internal Area = 214.3 sq m / 2307 sq ft



Ref

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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### Tenure

**Price** £4,500 PCM Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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