

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	92
(81-91) B	84
(69-80) C	
(55-68) D	
(39-54) E	
(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	
(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.

Salusbury Road, London, NW6 6NJ

£1,375 PCM

Subject to Contract

- Newly refurnished
- Door to garden from separate office to rear
- Two newly fitted W.C's
- Central location
- Sizeable office area
- Door leading out to patio from newly fitted kitchen
- Rear private patio



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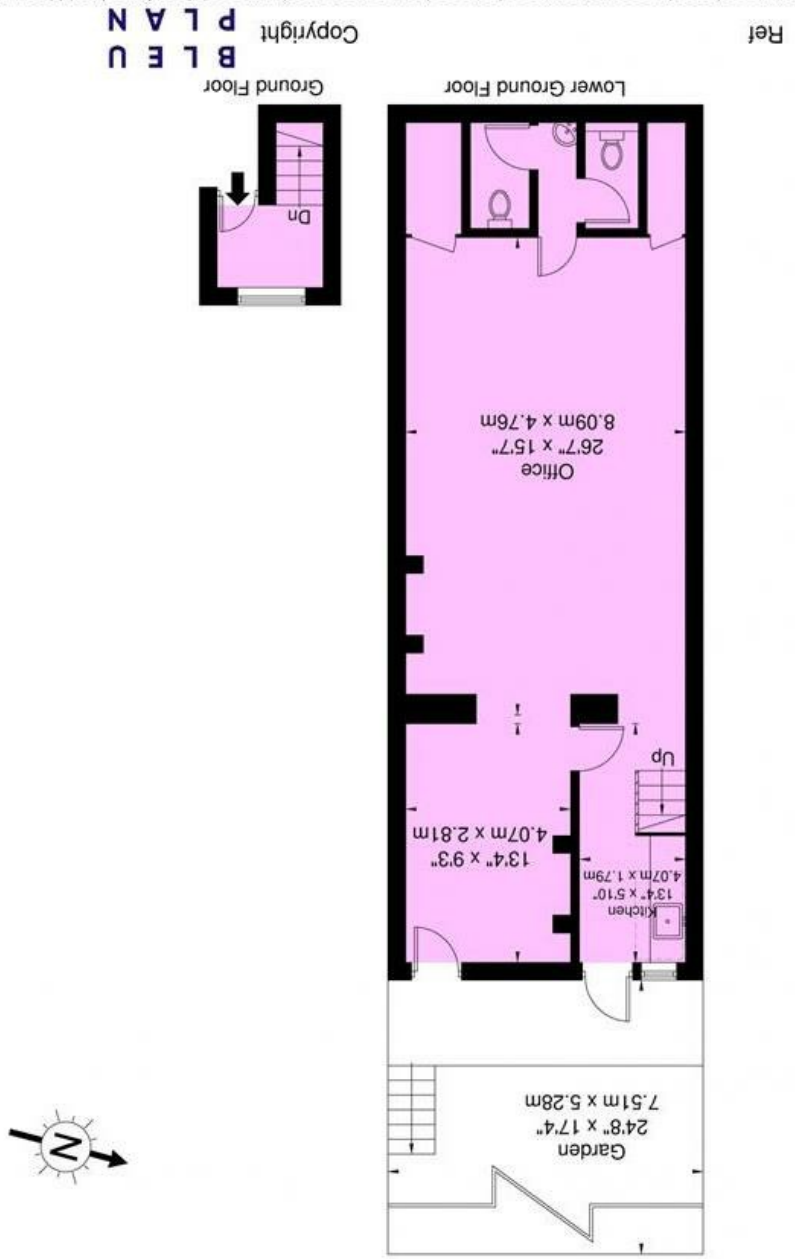
**Salisbury Road, NW6 6NJ**

In the heart of Queens Park high street... newly refurbished, sizeable rear two-tiered office, with private rear two-tiered garden, located in this period-style building. Benefits include low voltage lighting, timber style flooring, and in a mere hop of Queens Park (Bakerloo Line) tube, numerous shops, bars/cafes, and alternative transport facilities.

The property offers in excess of 760 sq ft of accommodation over the entire floor of the building comprising of sizable open plan office area, separate office to rear with access to garden, door leading out to the garden from a newly fitted kitchen, and two W.C's.

**Salisbury Road, NW6 6NJ 2**

Approx. Gross Internal Area = 71.3 sq m / 767 sq ft



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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