



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	
59	

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

Blenheim Gardens, Willesden Green, NW2 4NS **Asking Price £875,000**

Subject to Contract

- Modern/Victorian mix impeccably maintained
- Two double bedrooms
- Two modern bathrooms one of which is en suite
- High ceilings and period features
- Two tiered Private rear garden
- Long lease

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.



Blenheim Gardens, NW2 4NS

Elegance, mixing modern with period creating a level of sophistication... it broad tree-lined road, carved out of the attractive period style house is a two double bedroom ground & garden level maisonette, off-street parking, and tiered private rear garden with a horizontal office to the rear. Conveniently located only a few minutes walk of Willesde Green (Jubilee Line) tube, shopping, including the Sainsbury's superstore, and array of restaurants, bars/cafes, and alternative transport links.

The property offers a generous 1235 sq ft of living/entertaining space over two floors with hardwood painted floors, high ceilings throughout and period features on show, consisting of wall mouldings & cornicing in the reception room into windows and door leading out to the garden, garden can also be accessed from separate fitted kitchen hardwood worktops with matching breakfast bar two double bedrooms, and two contemporary style bathrooms.



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