

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	73 → 80
(81-91) B	
(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	

**Sherrick Green Road, Willesden Green, NW10 1LB**      **Offers Over £1,400,000**  
Subject to Contract

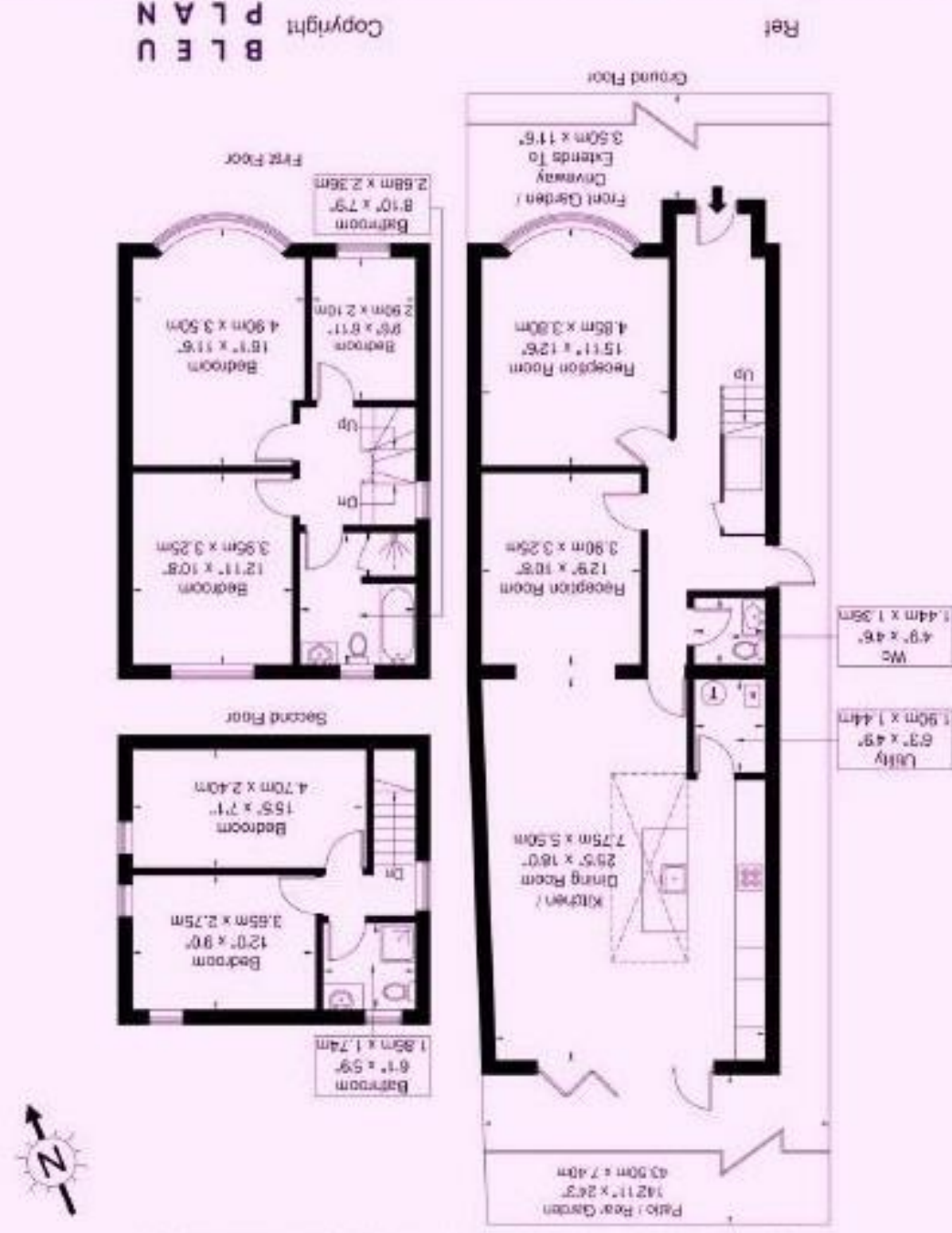
- Five bedrooms
- Two separate reception rooms
- Guest W.C
- 140ft south facing rear garden
- Extended lounge/kitchen
- Two newly fitted bathrooms
- Utility room
- Off street parking

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.



# Sherrick Green Road NW10 1LB

Approx. Gross Internal Area = 176.4 sq m / 1898 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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**PLAN**

# Sherrick Green Road, NW10 1LB

Rare opportunity to acquire a New Extended Detached Family Home... boasting bright opulent living space bordering on the highly sought-after Willersden Green and Dollis Hill in Sherrick Green Road. The property is over 1897 Sq. Ft (176.3 Sq. M) is arranged over three floors and benefits from a Rear extension with an impressive large south-facing garden 150 ft with patio and front driveway, only moments away from the underground station, (Jubilee Line) tube and Gladstone Park "Parklands".



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