



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	
58	

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	

Hoveden Road, Mapesbury Estate, NW2 3XE

£1,875 PCM

Subject to Contract

- High ceiling throughout
- Private rear garden
- One Bedroom Garden Flat
- Available Immediately
- Broad tree lined avenue
- Generously distributed space
- Close to Local Transport
- Pets considered case by case

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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Hoveden Road, NW2 3XE

On a wide leafy avenue is a sizeable, low maintenance private rear garden... superbly finished one-bedroom garden apartment occupying the ground floor of a period conversion within the superb Mapesbury conservation area. This spacious flat has a layout ideal for a young professional couple.

This beautiful property which offers 575 sq ft of living accommodation, comprising of a large into the bay-fronted reception room, a separate kitchen with dining, built-in wardrobes in large double bedroom and modern fitted bathroom with a overhead shower.

The flat is located opposite to the Mapesbury Dell - a little-known park in the heart of Mapesbury and is just 0.5 miles from the Jubilee Line, zone 2, Bakerlo Line underground station at Willesden Green. Only a short walk of a wide variety of shopping, bars/cafes and alternative transport facilities.

Available 1st March 2023.

