

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	78
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
65	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	78
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
65	

**Radcliffe Avenue, Willesden Junction, NW10 5XU** **Asking Price £480,000**  
Subject to Contract

- Two/three bedrooms
- Large kitchen/dinner/lounge
- Beautiful two tiered garden with summer house
- New lease
- New roof

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.

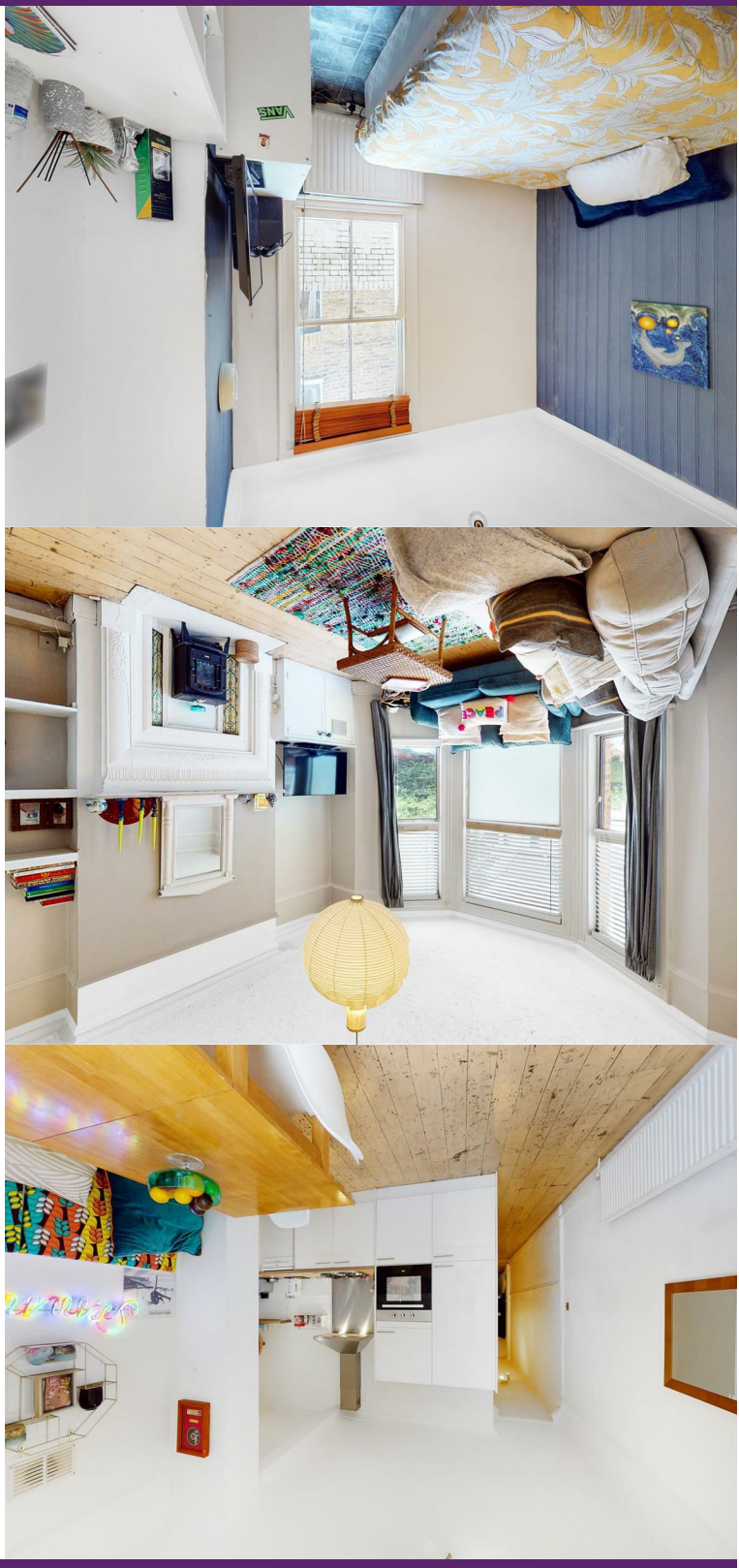


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## Radcliffe Avenue, NW10 5XU

New lease & roof... bright well proportioned two/three bedroom garden flat in a charming Edwardian conversion. Antique striped flooring throughout, benefiting from a reception room to the front occupying a bay window, high ceilings with a large eat-in kitchen to the rear leading onto a south-facing private garden with summerhouse. Located in a quiet tree-lined street in close proximity to the shops, cafes and restaurants, numerous transport links which include, Kensal Green(Bakerloo & Overground) and within walking distance of Willesden Junction(Bakerloo & Overground).

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## Radcliffe Avenue NW10 5XU

Approx Gross Internal Area = 67 sq m / 721 sq ft  
 Shed = 4.4 sq m / 47 sq ft  
 Total = 71.4 sq m / 768 sq ft



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 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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