

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(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		

**Leghorn Road, Willesden Junction, NW10 4PG**

**£475,000**

Subject to Contract

- Two double bedrooms
- Private south/westerly facing garden
- Extension potential
- Quiet residential road

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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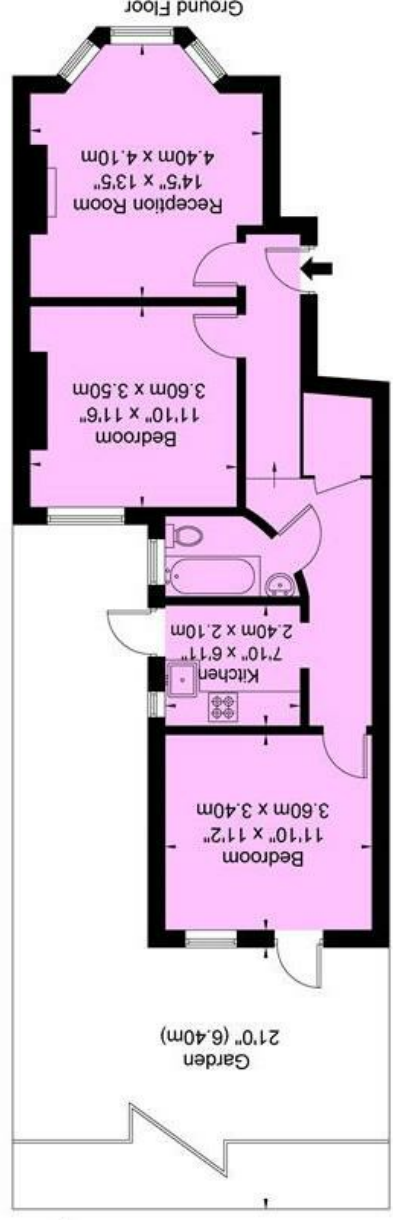
### Leghorn Road, NW10 4PG

Extension potential... bright & well proportioned two double bedroom garden flat converted from a mid terraced Victorian house. The property is set up with a door leading out to a south facing garden from a rear lounge/dining room, with low voltage lighting, separate modern fitted kitchen. Only a short walking distance from an abundance of transport and shopping facilities.

Leghorn Road is a quiet residential street close to the shops and cafes of nearby Kensal Rise and Queen's Park. Transport links include Willesden Junction (Bakerloo line & Overground) and multiple bus routes.

### Leghorn Road NW10 4PG

Approx Gross Internal Area = 63 sq m / 678 sq ft



**B L E U**  
P L A N

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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