

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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			

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.

**Willesden Lane, Brondesbury Park, NW6 7PN**

**Asking Price £270,000**

Subject to Contract

- Spacious living room
- Modern bathroom
- Lift & video entry-phone
- Leafy, green broad avenues of Brondesbury Park
- Marble worktops in kitchen
- South facing central gardens
- Hot water & heating included



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**Willesden Lane, NW6 7PN**

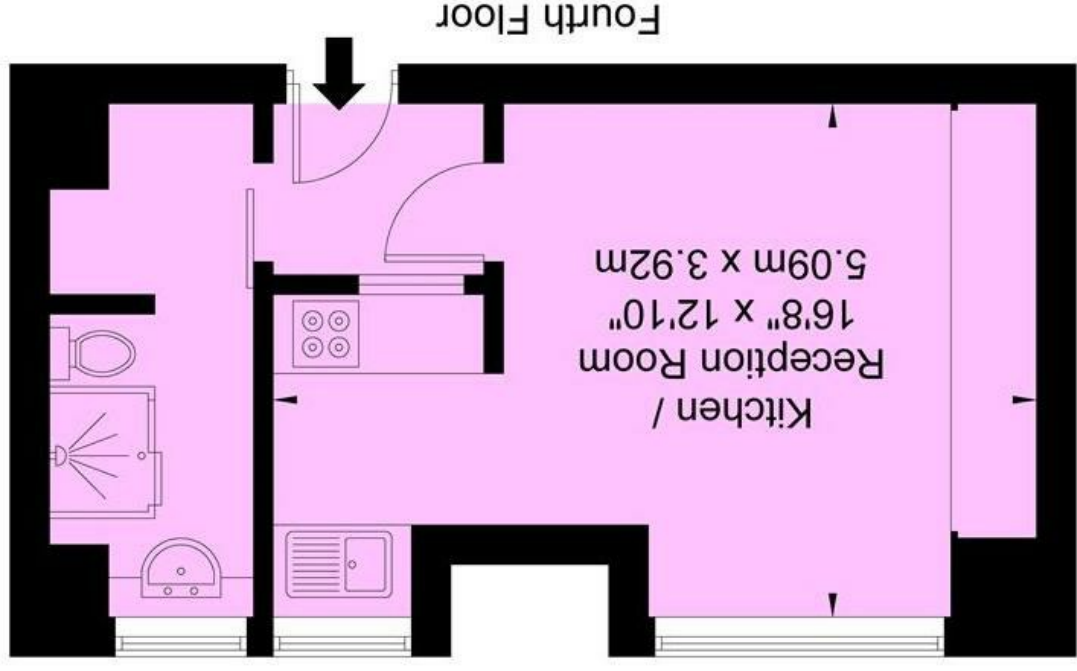
Great example of Art deco with stunning communal gardens in the heart of this broad tree-lined location... video entry & lift access to a grand entrance area of this residential block leading to well-proportioned studio apartment overlooking south facing grounds. Modern well designed property with a generous amount of storage/wardrobes, additional lacquered fitted kitchen with marble style worktops and conventional white coloured bathroom suite, utility/laundry area, benefits include low voltage lighting and double glazing throughout.

7 minute walk to Queens Park - 5 minute walk to Willesden Green - 5 minutes to Kilburn Tube. 1 minute to bus stop.

Council Tax: Brent band B with hot water and heating included

Central heating and hot water included. Resident caretaker. Beautiful 1 acre manicured communal garden.

**Tarranbrae, Willesden Lane, NW6 7PN**  
 Approx. Gross Internal Area = 27.9 sq m / 300 sq ft



**BLEU PLAN**  
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Ref

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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