

| Energy Efficiency Rating                    |           |
|---|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) A                                 | 75        |
| (81-91) B                                   |           |
| (69-80) C                                   |           |
| (55-68) D                                   |           |
| (39-54) E                                   |           |
| (21-38) F                                   |           |
| (1-20) G                                    |           |
| 53  |           |

| 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.

**Felixstowe Road, Kensal Green, NW10 5SS**

**Asking Price £425,000**

Subject to Contract

- Priced to sell
- Full width lounge with
- Modern fully tiled bathroom with wall mounted shower combined W.C
- Recently installed boiler supplying gas central heating & Timber style flooring
- No upper chain
- Two double bedrooms
- Recently fitted lacquered kitchen with stainless steel appliances
- New lease
- Double glazed windows
- Recently decorated throughout



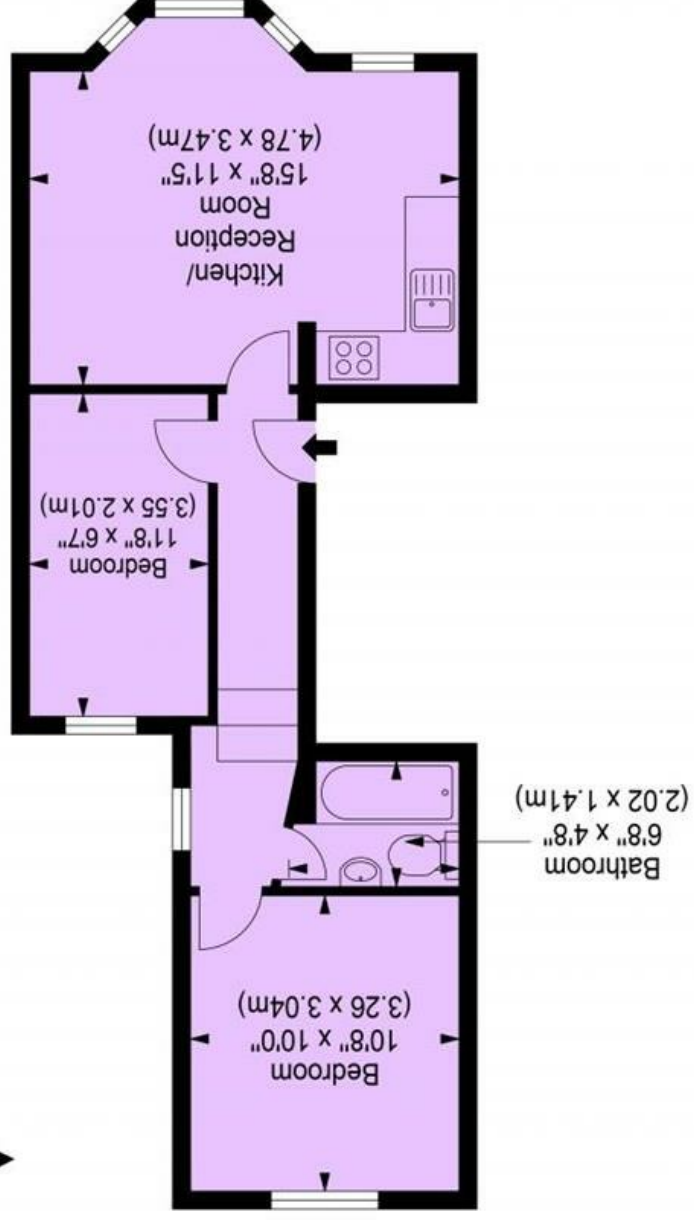
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# Felixstowe Road, London, NW10 5SS, UK

Approx. Gross Internal Area 555 sq ft - 51.56 sq m



Ref THEBLEUPLAN  
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 Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

## Felixstowe Road, NW10 5SS

Recently refurbished... split level two double bedroom apartment which incorporates Ash style herringbone timber flooring, double glazing & newly installed gas central heating on the first floor of this three-story period style house. Comprising of full-width lounge with recess newly fitted lacquered kitchen, stainless steel five-ring gas hob, and fully tiled brick effect family bathroom combined W.C.

Most conveniently located in a residential side road within walking distance of Kensal Green (Bakerloo Line) tube, a multitude of shops, drinking holes, restaurants, numerous alternative transport links, and Ladbroke Grove with the trendy Portobello market is close at hand.



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