

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

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		

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.

Preston Place, Willesden Green, NW2 5NX **Asking Price £475,000**

Subject to Contract

- Querky two storey building with loads of potential
- Over two levels
- Freehold
- Own entrance
- Close to the numerous amenities' of the local area



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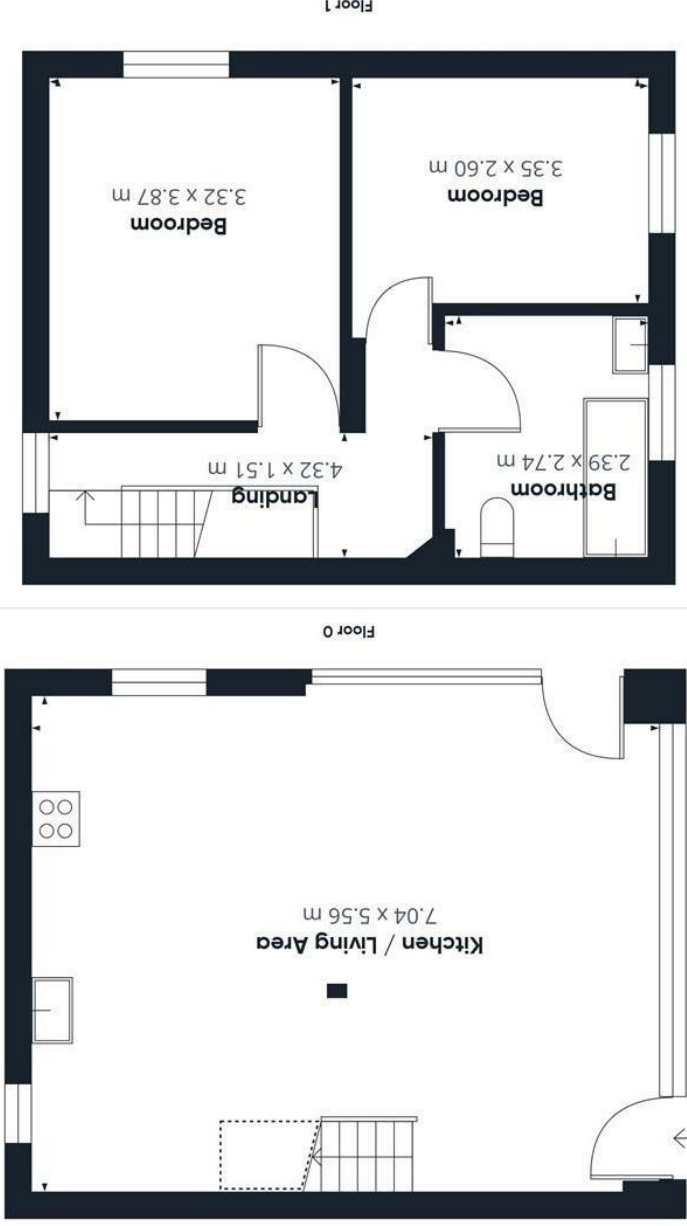
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Preston Place, NW2 5NX

Quirky own entrance blank canvass for open to your imagination... two bedrooms arranged over two floors with floors located in walking distance Dollis Hill & Willesden Green t abundance of local shops, bars/cafe restaurants.

The property is a generous 794 sq living/entertaining space over the & first floors comprising of large area on ground floor, stairs leadir bedrooms and large family bath



	Approximate total area ^m	73.82 m ²
	Reduced headroom	1.46 m ²
Excluding balconies and terraces		
	Reduced headroom (below 1.5m/4.92ft)	
<small>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</small>		
<small>GIRAFFE 360</small>		

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