

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	57
(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.

**Anson Road, Mapesbury Estate, NW2 4AB**

**Asking Price £850,000**

Subject to Contract

- Four bedroom maisonette newly converted
- In the heart of the broad tree lined avenues of the Mapesbury Estate
- Timber style floorings & low voltage lighting throughout
- Share of freehold
- Two external areas
- Double glazed large black framed picture windows
- Granite worktops in newly fitted kitchen



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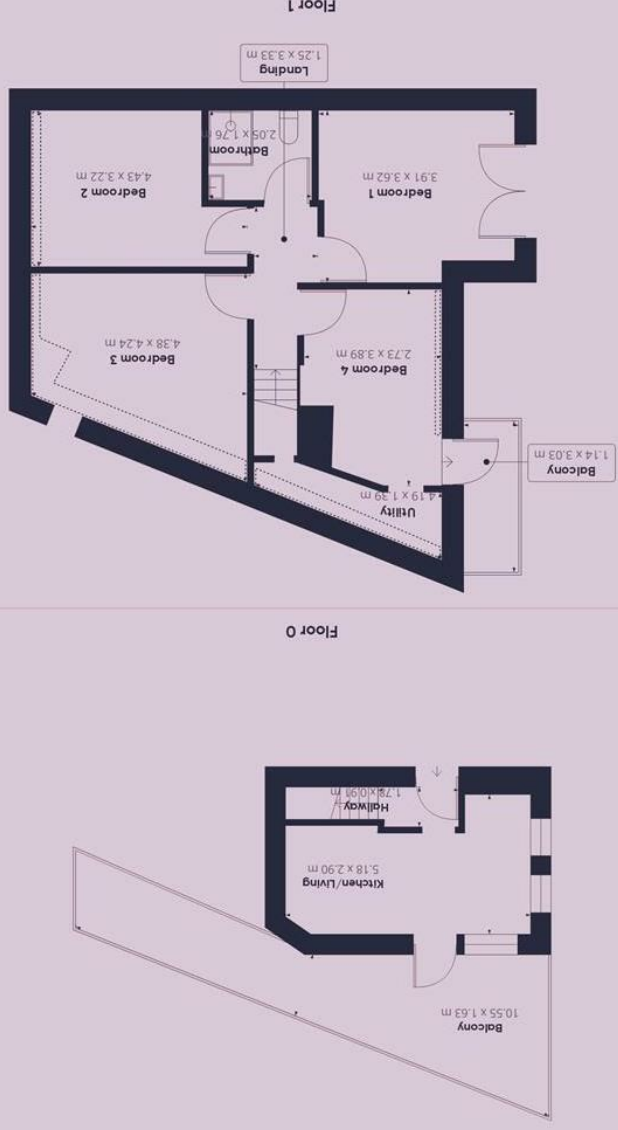
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## Anson Road, NW2 4AB

In this salubrious, broad tree lined

avenue... a development of four converted apartments with a shared freehold in an imposing period house. On the first & second floors four bedroomed maisonette with separate private exterior patios large modern black framed double picture windows. In walking distance Willesden Green tube and abundant local amenities'.

The property offers over 845 sq living space over the ground & first wooden style flooring & low voltage lighting throughout, door leading terrace from sizeable reception newly fitted kitchen with granite & marble style fully tiled bathroom, two balconies.



GIRAFFE 360  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Reduced headroom  
4.59 m<sup>2</sup>

Approximate total area<sup>1</sup>  
78.96 m<sup>2</sup>



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