

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 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	

Anson Road, Mapesbury Estate, NW2 4AB

Asking Price £475,000

Subject to Contract

- Door to garden from double bedroom
- Granite worktops on white laquered kitchen
- Close to amenities
- Timber style floors & low voltage lighting
- Door to garden from 24 ft reception room
- Marble style tiles to walls & floor in bathroom
- Black framed double glazed picture windows

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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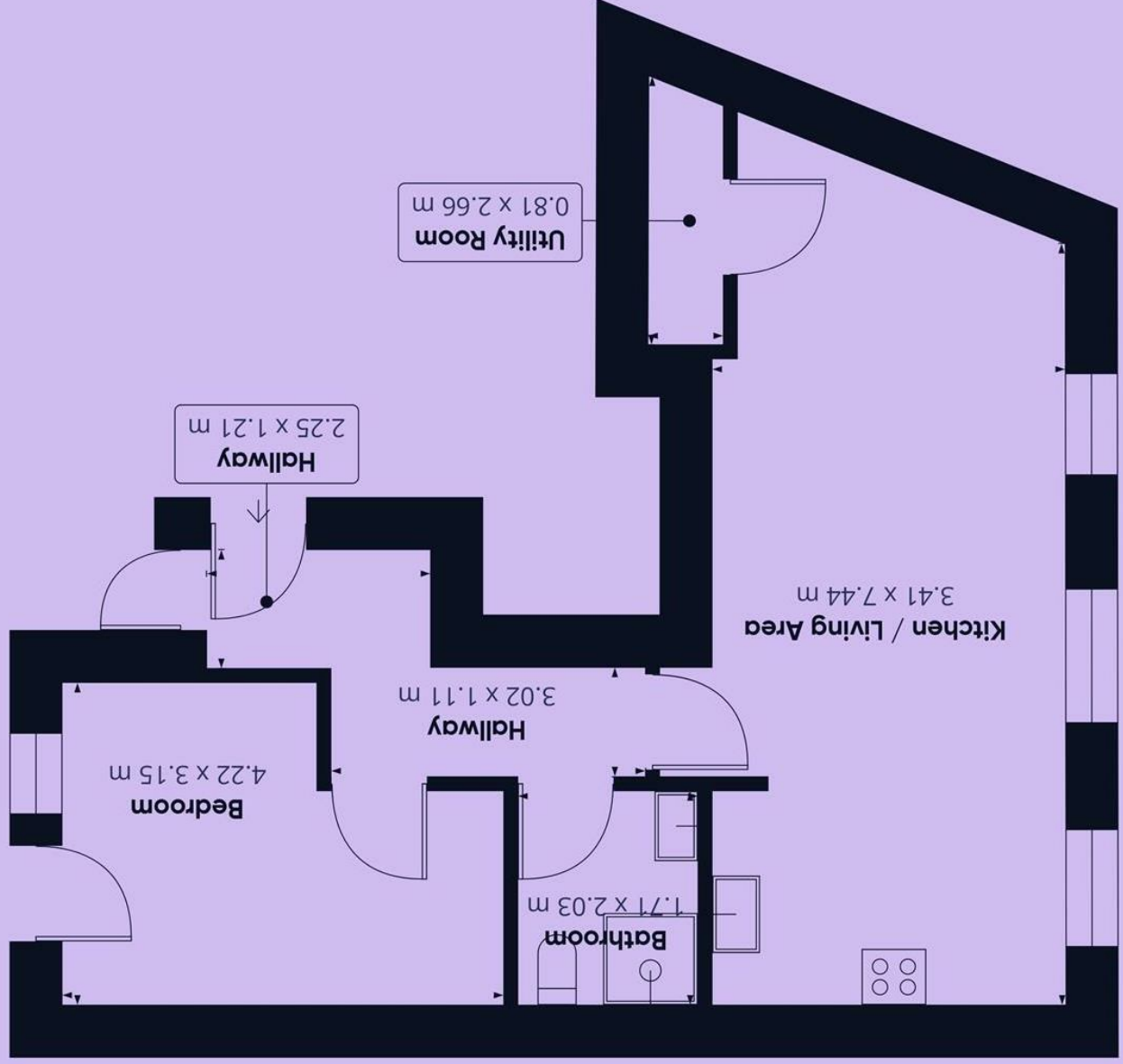
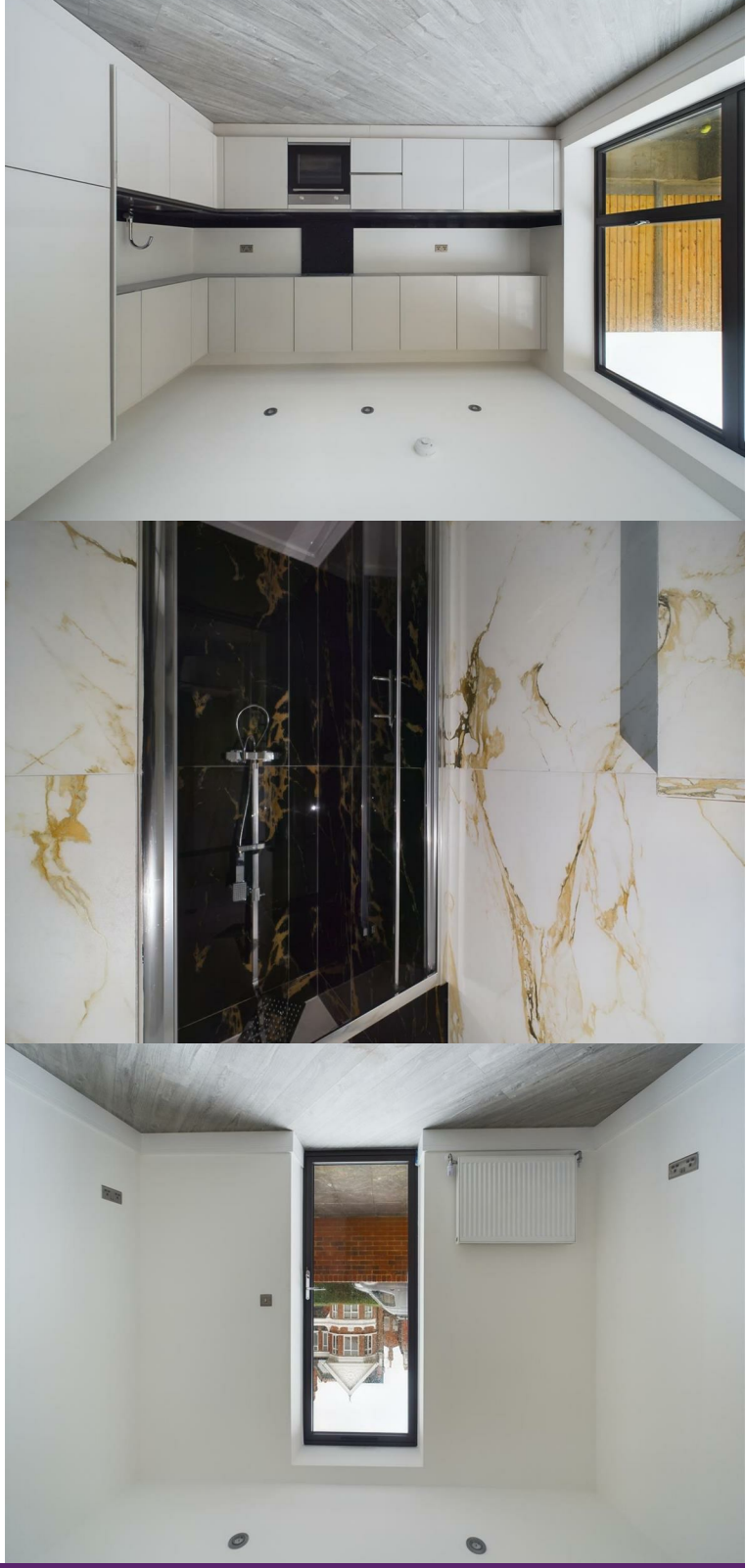
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69 Chamberlayne Road, London NW10 3ND
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Anson Road, NW2 4AB

On this salubrious, broad tree lined avenue... a development of four converted apartments with a shared freehold in an imposing period house. On the first floor is a bedroomed apartment with two spacious private exterior patios and large black framed double glazed windows. In walking distance to Willesden Green tube and abundant local amenities;

The property offers a generous 5 of living space over the ground wooden style flooring & low voltage lighting throughout, door leading to the garden from sizeable reception & double bedroom, newly fitted with granite worktops, marble style tiled bathroom.



Approximate total area 52.99 m²
 (1) Excluding balconies and terraces
 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.



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