

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	

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, London, NW2 4AB

Asking Price £400,000

Subject to Contract

- Access to two patios
- Large picture windows in reception room with access to patio
- Door leading out to patio from double bedroom
- Newly fitted kitchen with granite worktops
- Marble style tiled walls & flooring
- Share of freehold
- Walking distance of Willesden Green tube, bars/cafes, restaurants and shops



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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 ground floor is a bedroomed apartment with two separate exterior patios and large black framed double glazed windows. In walking distance to Willesden Green tube and abundant local amenities;

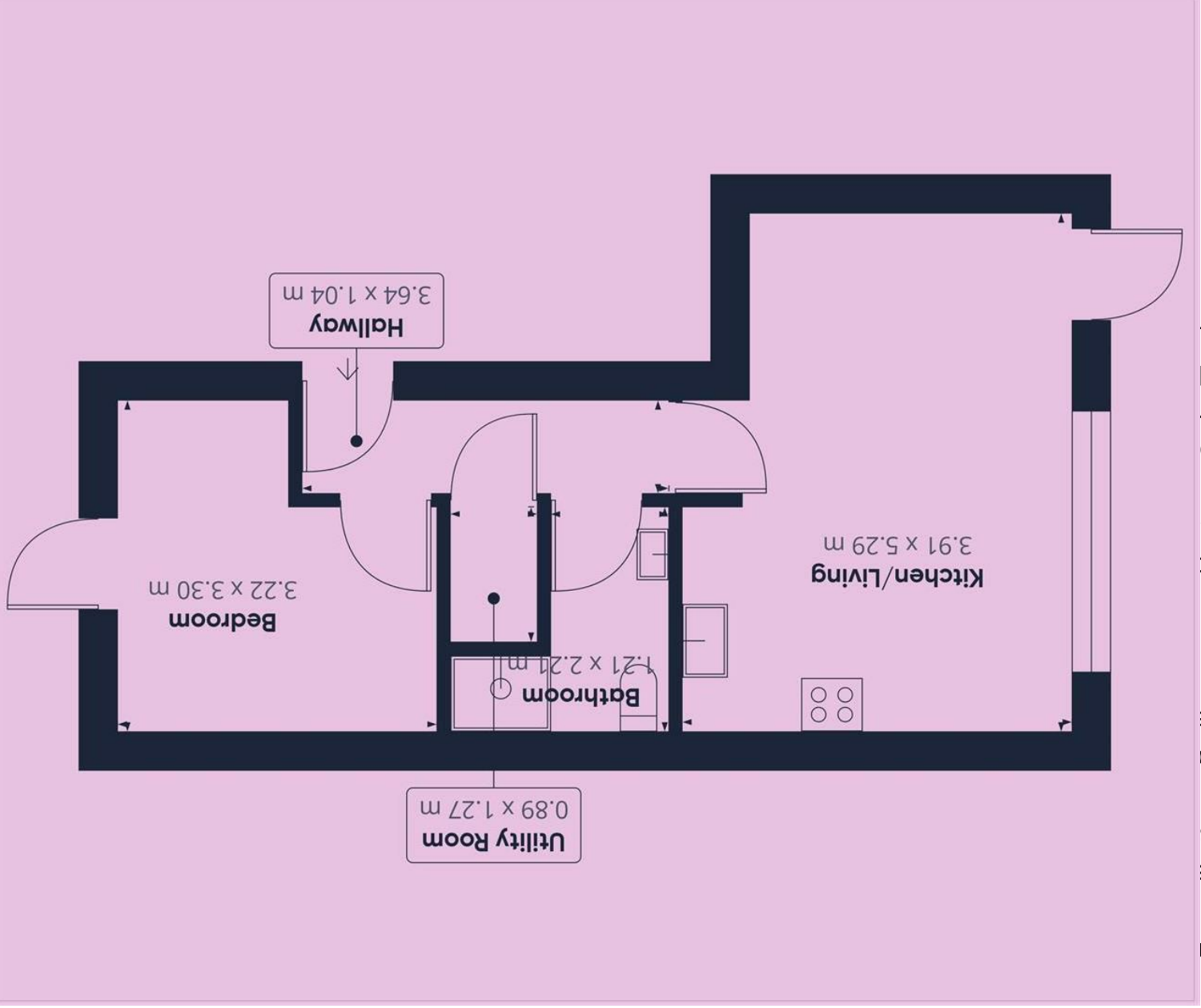
The property offers over 418 sq living space over the ground floor, style flooring & low voltage lighting throughout, door leading out to garden from sizeable reception room, double bedroom, newly fitted kitchen granite worktops, marble style flooring & bathroom.



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

(1) Excluding balconies and terraces

Approximate total area 38.82 m²



GIRAFFE 360