

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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |

**Purcell Mews, Suffolk Road, Harlesden, NW10 9QF**

**Asking Price £575,000**

Subject to Contract

- Two double bedrooms
- Garage with own drive
- Extension potential
- South/westerly facing rear garden
- Freehold

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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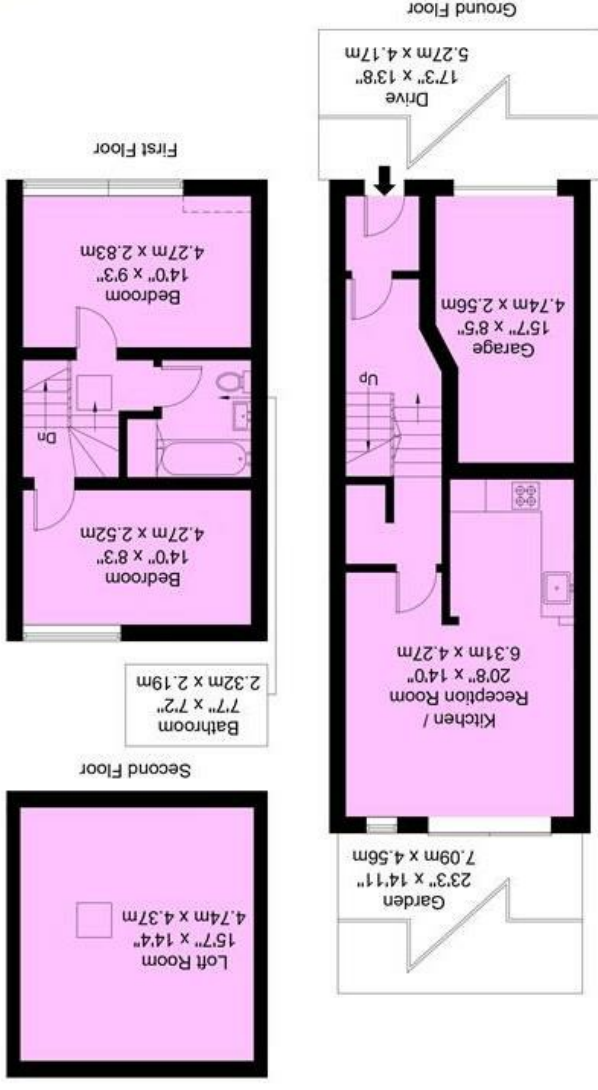


**Purcell Mews, Suffolk Road, NW10 9QF**

Freehold, modern townhouse with the rarity of off street parking and garage... two double bedroom at present with south/westerly facing private rear garden. Functional well maintained house with double glazing throughout, timber style flooring and gas central heating, located within walking distance of local shops & transport facilities.

The property offers 1704 sq ft of living space with the potential to increase doors from reception room leading out to private garden, fitted recess kitchen, dining area, two double bedrooms and modern fitted family bathroom.

**Suffolk Road, NW10 9QF**  
 Approx Gross Internal Area = 103.8 sq m / 1117 sq ft  
 Restricted head height = 0.3 sq m / 3 sq ft  
 Garden = 32.3 sq m / 348 sq ft  
 Drive = 21.9 sq m / 236 sq ft  
 Total = 158.3 sq m / 1704 sq ft



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Ref :  
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