



**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>		
Not energy efficient - higher running costs		
	<b>81</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

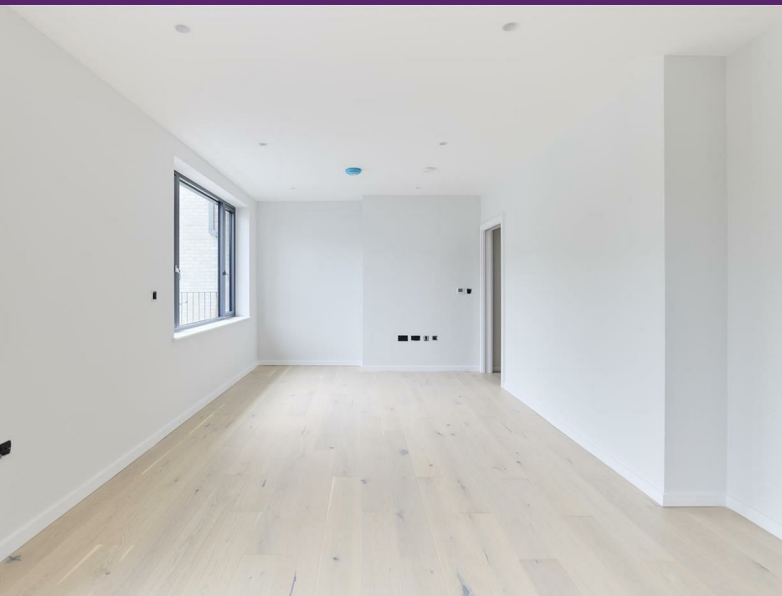
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Coverdale Road, London, NW2 4BE**

**Asking Price £585,000**

Subject to Contract

- Newly built one bedroom
- Modern black framed double glazed windows and doors
- Mable worktop on white laquered fitted kitchen
- 999 year lease
- Timber style flooring
- Private terrace
- Contemporary style bathroom



### Coverdale Road, NW2 4BE

New development of 16 modern apartments... in this salubrious location in the heart of Brondesbury Park, in close proximity of Kilburn (Jubilee Line) underground station, local shops and transport facilities.

The property offers 645 sq ft of living space on the third floor of this new build with private rear terrace, timber style floors and low voltage lighting throughout, sizable double bedroom, marble worktops on white high gloss fitted kitchen and modern fitted family bathroom.



## FLAT 16

THIRD FLOOR  
1 BEDROOM



GROSS INTERNAL AREA  
60 sqm / 645 sqft

KITCHEN / LIVING  
4.8m x 6.3m / 15.8ft x 20.5ft  
BATHROOM  
2.9m x 2.0m / 9.5ft x 6.6ft  
BEDROOM 1  
3.8m x 3.7m / 12.6ft x 12ft  
TERRACE / BALCONY  
8.3m x 1.5m / 27.2ft x 4.8ft



**Tenure** Leasehold - Share of Freehold

**Price** Asking Price £585,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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