



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(55-68) D			
(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			

Valliere Road, London, NW10 6AJ

Offers Over £500,000

Subject to Contract

- Two double bedrooms \* Reception room
- Sandstone style tiling in new bathroom
- Oak style floors \* Low voltage lighting
- Compound worktops in kitchen
- Newly fitted en suite bathroom
- New lease with share of 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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**Valliere Road, NW10 6AJ**

Architect-designed, high-tech loft style apartment... which has just undergone full refurbishment, completed to a high standard with chrome fixtures & fittings, on the first & second floor of this period style mid-terraced house, boasting solid wood floors and new double glazed windows throughout, located in close proximity of both Kensal Green & Willesden Junction train stations.

The property offers 585sq" of accommodation, comprising of two double bedrooms, reception room, contemporary style kitchen with compound worktops and fitted stainless steel appliances, new modern Sandstone style fully tiled family bathroom combined W.C & three piece en suite bathroom combined W.C connected to the master bedroom.

Located in the sought after College Park, Green/Willesden Junction train stations bars/cafes, restaurants, and both Kensal are close at hand.

