



3 Bedroom Flat  
Fordwych Road  
London NW2

- Victorian conversion
- Two bathrooms
- Three double bedrooms
- Wood floors

Price: £634.62 pw / £2,750 pcm



Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>65</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		
England, Scotland & Wales		EU Directive 2002/91/EC

  

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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FAMILIES ONLY. Private section of west facing rear garden. Off Street Parking Space. NEWLY RERDECORATED lower ground floor three double bedroom garden apartment (approx. 940 sq ft.) with own entrance within this Victorian conversion comprising spacious reception room, master bedroom with ensuite facilities, fully fitted kitchen with appliances, fully tiled family bathroom. Fordwych Road is located close to Kilburn Jubilee line and Cricklewood Thameslink offering excellent links to Canary Wharf and the City and being well positioned for both Kilburn High Road and Mill Lane with its independent shops and boutiques. Avail END OF AUGUST.

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