

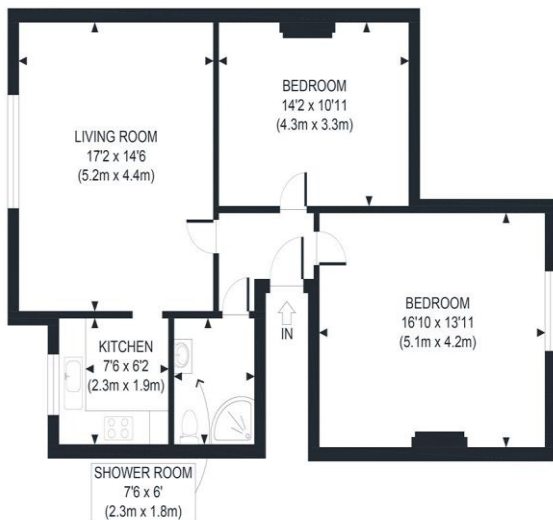


2 Bedroom Flat
Grove Road
London NW2

- Ideal first buy
- Chain free

- Just moments from tube
- Quiet location

Asking price of £550,000
Leasehold



GROSS INTERNAL
FLOOR AREA 801 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 801 SQ FT / 74 SQM

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

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Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	62	65
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	64	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

A very well presented two double bedroom top floor conversion set within this original three storey period house. The property is located on a highly sought-after quiet road only moments away from Willesden Green Tube Jubilee Line Station and the local amenities along Willesden High Road and Walm Lane. The property is bright and spacious comprising of two double bedrooms, separate kitchen and a good size reception room. Further benefits include a long lease and great storage space.

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.