

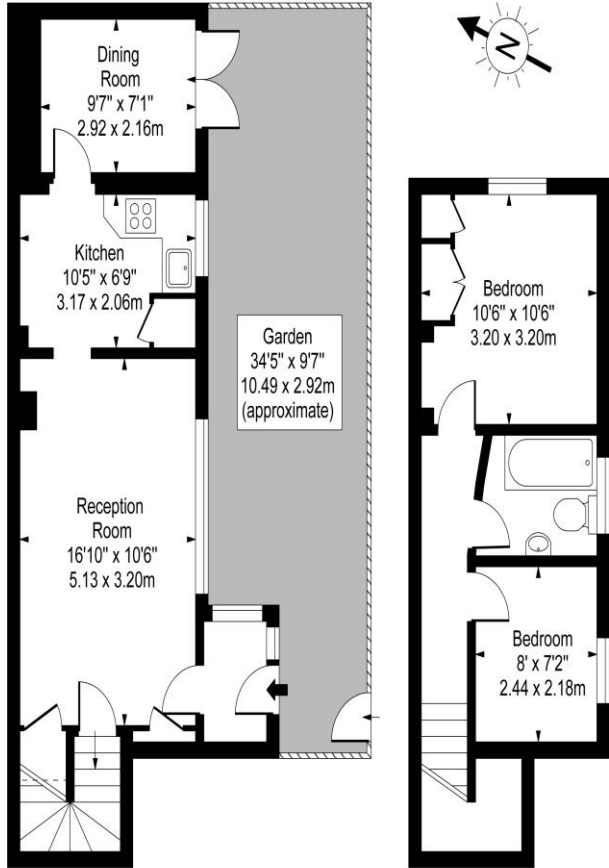


3 Bedroom  
Fordwych Road  
London NW2

- Duplex maisonette
- Private entrance
- Fresh air ventilation system
- Hardwood flooring

Asking price of £475,000  
Long Lease

# Fordwych Road, NW2



Ground Floor

First Floor

Approx Gross Internal Area **682 Sq Ft - 63.36 Sq M**

For Illustration Purposes Only - Not To Scale  
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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>		
(55-68) <b>D</b>	<b>65</b>	<b>75</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>		
(55-68) <b>D</b>	<b>67</b>	<b>75</b>
(39-54) <b>E</b>		
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(1-20) <b>G</b>		
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A completely charming TWO/THREE-BEDROOM cottage style MAISONETTE arranged over the ground and 1st floor with a PRIVATE REAR GARDEN. This immaculate home features a large reception room with SEPARATE dining area and is well located on this quiet residential turning just a short walk from Cricklewood THAMESLINK STATION.

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.