



Callcott Road, Brondesbury London, NW6

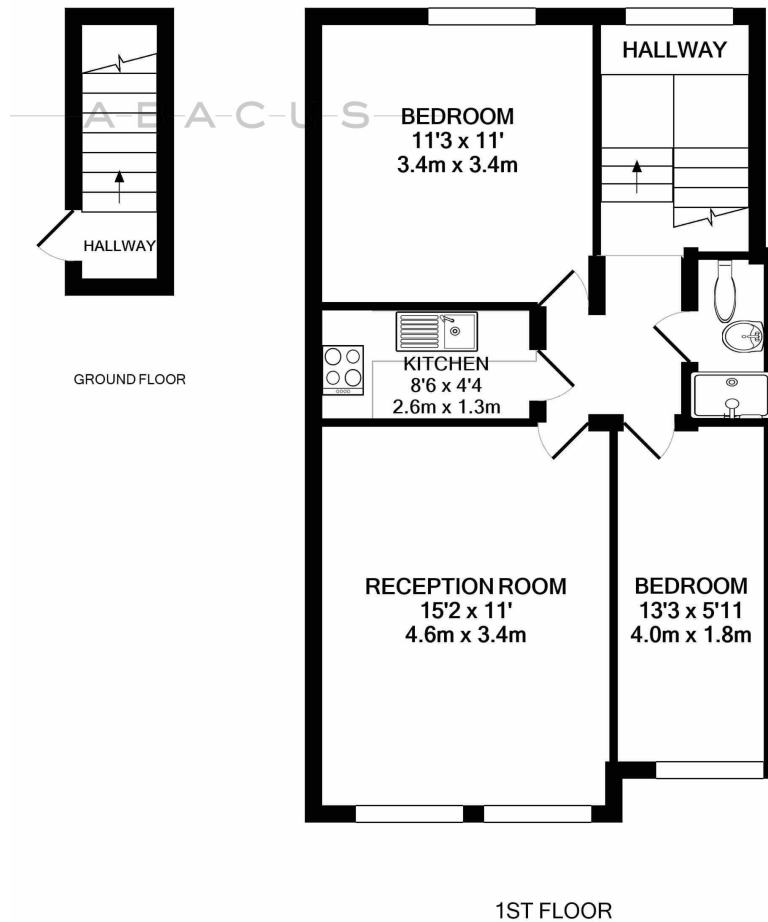
A newly decorated and re-carpeted two bedroom top floor period conversion. The photos will be updated once the work is finished. The property comprises from two double bedroom, large open kitchen and modern bathroom. Located just off Willesden Lane where there are a number of local shops including a Tesco Express. The popular Queens Park is located just over a mile away. Please call 0203 815 5777 to organise a viewing.



£375 AST Let Only



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>		✘	✘	<i>Very environmentally friendly - lower CO₂ emissions</i>		✘	✘
(92-100)	A			(92-100)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G	(1-20)	G				
<i>Not energy efficient - higher running costs</i>				<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 		England, Scotland & Wales		EU Directive 2002/91/EC 	



TOTAL APPROX. FLOOR AREA 500 SQ.FT. (46.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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VIEWING BY APPOINTMENT WITH AGENTS ABACUS ESTATES - KENSAL RISE
 OPENING HOURS:

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.