

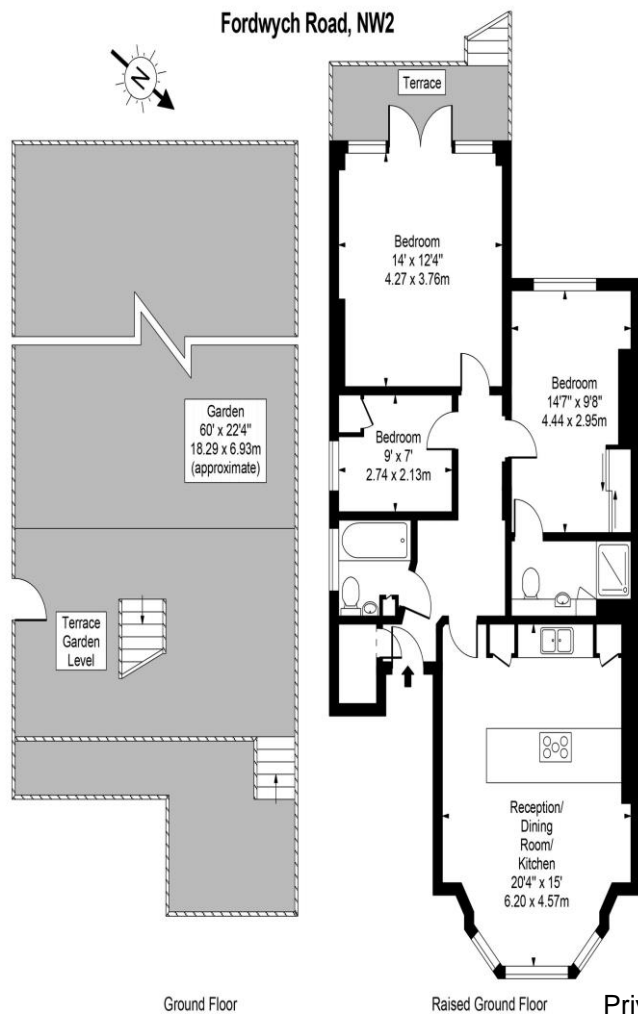


2 Bedroom Garden Flat  
Fordwych Road  
London NW2

- Raised ground floor
- Two double bedrooms
- Two bathrooms
- Kitchen/dining room with high ...

Price: £695 pw / £3,011.67 pcm





Ground Floor  
 Raised Ground Floor  
 Approx Gross Internal Area **875 Sq Ft - 81.29 Sq M**  
 For Illustration Purposes Only - Not To Scale  
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Private west facing rear garden. Stunning raised ground floor two bedroom apartment (approx. 875 sq ft.) within this four storey Victorian conversion. Comprising rear facing reception room (guest bedroom) leading to a spacious decked and lawned rear garden, well appointed principal bedroom with ensuite facilities and further guest bedroom, high spec integrated fitted kitchen/dining room, high ceilings & a family bathroom. Part furnished. Fordwych Road is located close to West Hampstead, offering excellent links to Canary Wharf and the City via the Jubilee line, Overground and Thameslink and being well positioned for both Kilburn High Road and Mill Lane with its independent shops and boutiques. AVAIL 1<sup>st</sup> October

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>		<b>84</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</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>		<b>81</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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