



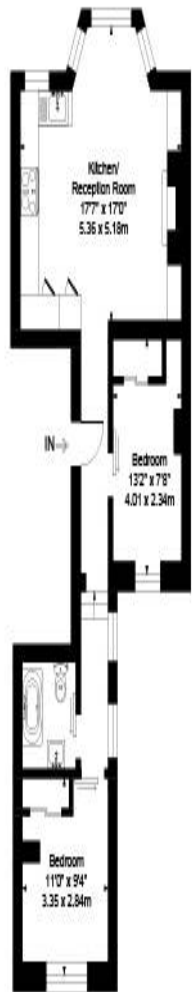
2 Bed Apartment
Gascony Avenue
London NW6

- Fantastic location
- Chain free
- Close to bars and restaurants
- High ceilings throughout

Asking price of £500,000
LH+ShareFH

Gascony Avenue NW6

Approximate Gross Internal Area
680 sq ft - 65 sq m



For Illustration Purposes Only - Not To Scale
www.tomekphotography.co.uk



Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	64	71
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	64	70
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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Sole agents ML Estates are delighted to offer for sale this IMMACULATE TWO-DOUBLE BEDROOM first floor apartment located directly between WEST END LANE and KILBURN HIGH ROAD. This spacious home features a SOUTH FACING open plan reception room with dining area and a FULLY EQUIPPED modern kitchen.

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.