



**Abbotsbury, London  
NW10 3UJ**


**Asking Price £315,000**

Presenting this two bedroom long leasehold first floor converted flat for sale. Ideal for first time buyers or buy to let investors, chain free.

The property comprises of a spacious/large reception room, separate fitted kitchen/dinner, one double bedroom, one single bedroom, 3 piece bathroom suite, communal rear garden, storage cupboard, close to local school, local amenities and located close to local transport links.

Call now to arrange a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
	57	77
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
	48	67
England & Wales		EU Directive 2002/91/EC 