



**Abbotsbury, London
NW10 3UJ**

£335,000

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	77
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	48	67
EU Directive 2002/91/EC		
England & Wales		

