



**Cygnets Close, London  
NW10 8TP**

**Asking Price £310,000**


Presenting this two bedroom, second floor flat located in this purpose built Laing development circa 1990s build.

This property is located within a few hundred yards of Neasden Swaminarayan Temple, IKEA furniture Store and Brent Park Tesco and offered with no upper chain.

Transport links include: Neasden (Jubilee Line) or Stonebridge Park (Bakerloo Line), bus links nearby. Residents parking,

Chain Free & Ready to Sell.



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		
	61	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>		
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