



**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 offers 2 bedrooms, an open plan living room and kitchen, bathroom and loft storage access via loft hatch.

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) 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		
	61	77
England & Wales		EU Directive 2002/91/EC 

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		
England & Wales		EU Directive 2002/91/EC 