



PONSARD ROAD, NW10
OFFERS OVER £875,000 FREEHOLD

Winkworth

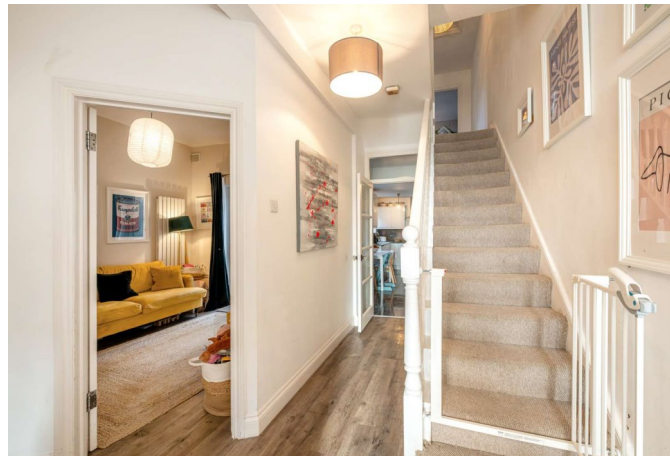


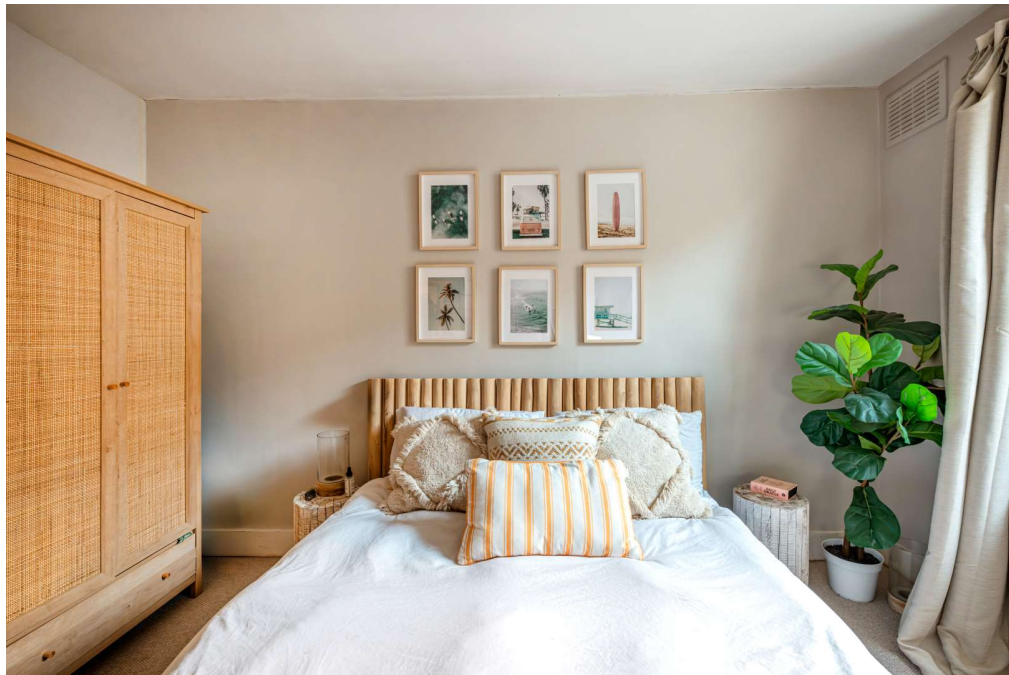
PONSARD ROAD, NW10

This bright and beautifully designed Victorian freehold property offers 1,267 sq ft of living space with a lovely mixture of original features and contemporary design. The ground floor features two spacious reception rooms, a fully fitted kitchen and a newly refurbished bathroom with high quality fixtures and fittings. There is garden access through both the rear reception room and the kitchen.

The first floor hosts a generous landing with three large sun-drenched bedrooms and a shower room. The loft currently offers ample storage space with opportunity for expansion. (STPP).

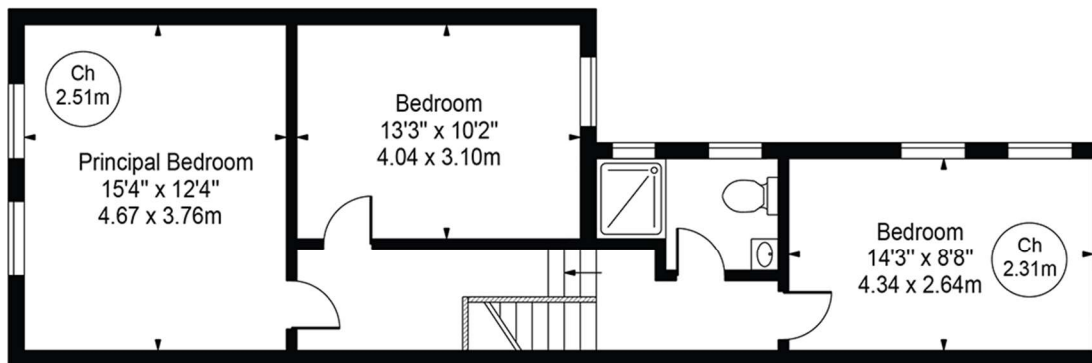
The house is located on a residential (non-through) street popular that has been in both ads and films) and home to those in the television and film industry. It is in close walking distance to both the Kensal Green and Willesden Junction Tube/Train stations, trendy pubs, stores and restaurants and is in the catchment area for the most well-respected and sought-after schools in the area.



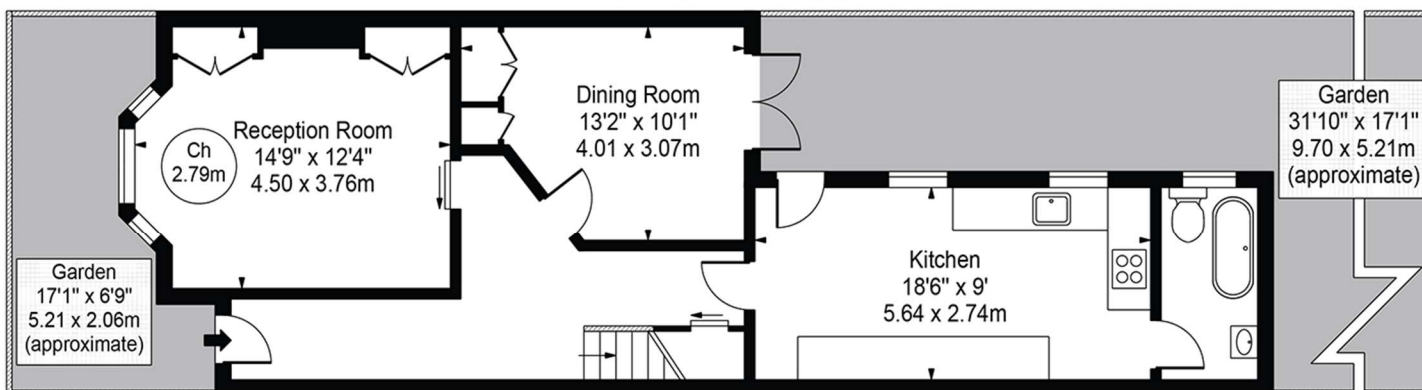


Ponsard Road, NW10

Approx. Gross Internal Area 1270 Sq Ft - 117.98 Sq M



First Floor
(614 Sq Ft - 57.04 Sq M)



Ground Floor
(656 Sq Ft - 60.94 Sq M)

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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