



LINACRE ROAD

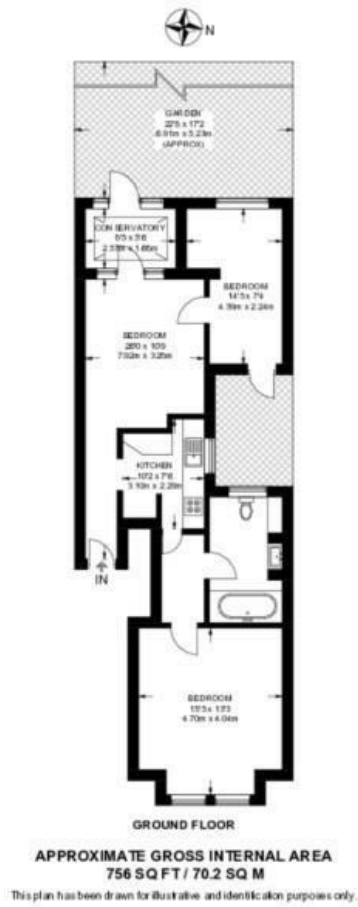
LONDON, NW2

£490,000
SHARE OF FREEHOLD

This beautifully presented two-bedroom ground floor flat offers bright and comfortable living space throughout, featuring generously sized rooms, a stylish modern kitchen and a charming conservatory that opens onto a private rear garden.

Ideally located just moments from the wide range of shops, cafés and local amenities along Willesden High Road, the property also benefits from easy access to the open green spaces of Gladstone Park and Roundwood Park.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

London
PMP International
94 Belsize Lane
Belsize Park
London
NW3 5BE

020 7701 2878
info@pmpi.co.uk
www.pmpi.co.uk

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