

| Energy Efficiency Rating                    |           |
|---|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) A                                 | 86        |
| (81-91) B                                   |           |
| (69-80) C                                   |           |
| (55-68) D                                   |           |
| (39-54) E                                   |           |
| (21-38) F                                   |           |
| (1-20) G                                    |           |
| 62  |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---|-----------|
| Current   | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) A   | 86        |
| (81-91) B   |           |
| (69-80) C   |           |
| (55-68) D   |           |
| (39-54) E   |           |
| (21-38) F   |           |
| (1-20) G  |           |
| 62  |           |

**Victor Road, Kensal Green, NW10 5XB**

**Offers In Excess Of  
£800,000**  
Subject to Contract

- Three bedrooms
- Private rear garden
- No upper chain
- Extension potential
- Only a stones throw of the local amenities

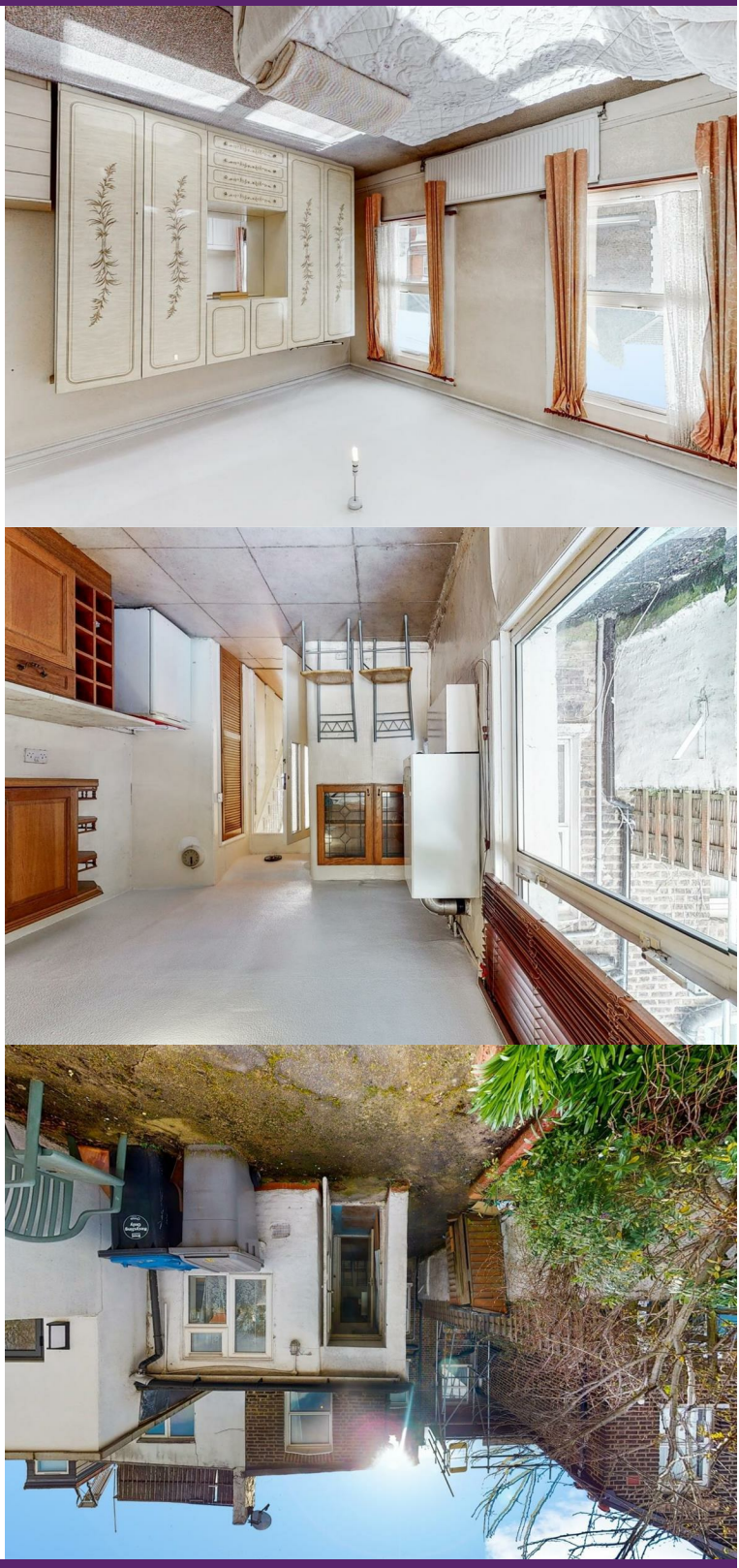
We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.



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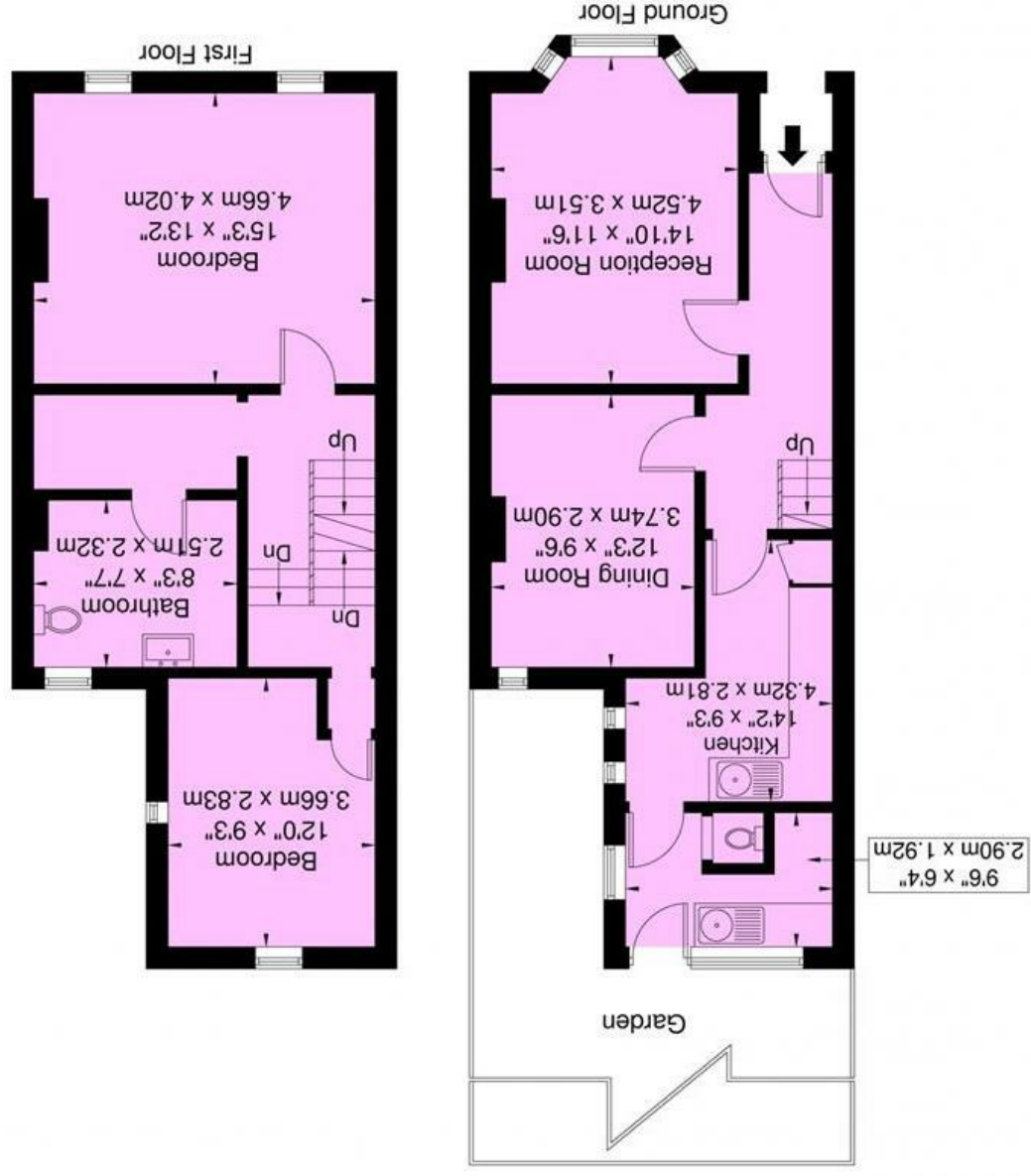


**Victor Road, NW10 5XB**

No through Quiet residential Street in Kensal Green... three bedroom mid terraced period style house, offers a great development opportunity with many period features, high ceilings, and a sizable private garden.

Victor Road is situated within easy reach of local amenities and close to the Hill. Kensal Green (Bakerloo Line) is the nearest underground station while British Rail Services are accessible via Kensal Rise.

**Victor Road NW10**  
 Approx. Gross Internal Area = 95.6 sq m / 1029 sq ft



Ref  
 Copyright THEBLEPLAN  
 Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only  
 While we do not doubt the floor plan accuracy and completeness, you or your advisors should  
 conduct a careful, independent investigation of the property in respect of monetary valuation

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