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## **ULTRA ESTATES**

Sales, Lettings, Management

**90 HARFORD HOUSE, 35 TAVISTOCK CRESCENT, LONDON,  
W11**

**£659,950 Subject To Contract**



A newly refurbished and very spacious three bedroom maisonette located on the Second & Third floor of this purpose built block, just moments from Westbourne Park Underground Station. With three double bedrooms, the property would make a good family home or potential rental investment. There is a bright reception room which leads to a South East facing balcony, the property further benefits from a separate storage cupboard with its own power supply.

**3 Bedrooms : Bathroom : Reception Room : Kitchen : Cloakroom : Balcony : EPC Rating C**

**For more information please contact Ultra Estates**  
61 Rossmore Road, London NW1 6RB



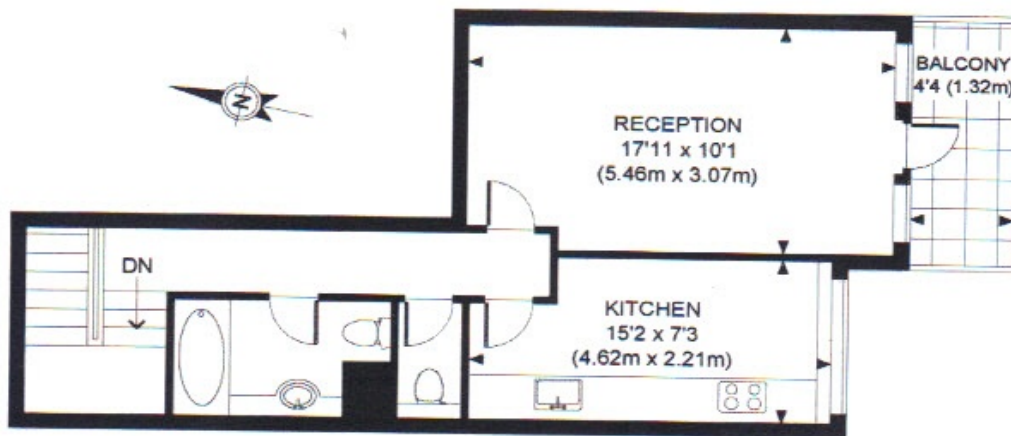
## **Terms and Conditions**

**Tenure:** Leasehold

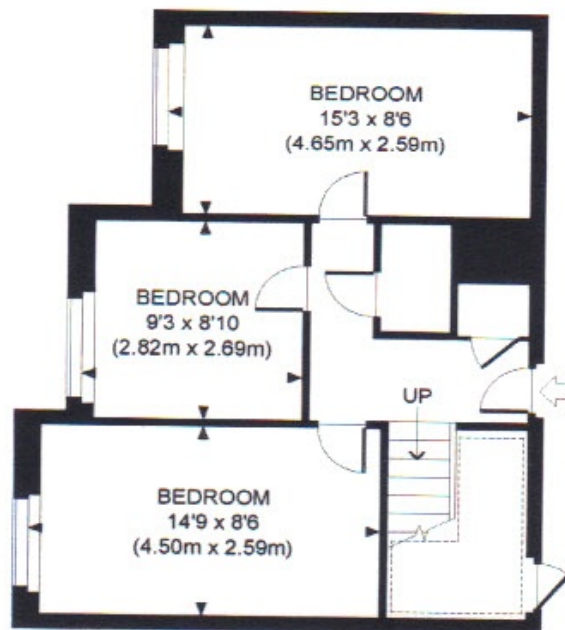
**Price:** £659,950 Subject To Contract

### **Misrepresentation Act 1967**

The information in this publication should be referred solely as a general guide. Whilst care has been taken in its preparation, no representation is made nor responsibility accepted for the whole or any part. All descriptions, dimensions, reference to condition and other details are believed to be correct but intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them.





**THIRD FLOOR**



**SECOND FLOOR**

APPROXIMATE GROSS INTERNAL AREA 939 SQ FT / 87.24 SQ M  
(INCLUDING RESTRICTED HEIGHT AREA UNDER STAIRS)

Whilst every attempt has been made to ensure the accuracy of this floor plan; measurements of door, windows, rooms and all other items are approximate. No responsibility is taken for any error, omission or mis-statement. This floor plan is for illustrative purposes only, and should be treated as such.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>	73	76	(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC
			

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.