



Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

Ashburnham Road, Kensal Rise, NW10 5SD

£1,150,000

Subject to Contract

- Four bedrooms * Reception room into bay
- 23" kitchen with dining area * Gazebo
- Summer house * Oozing period features *
- French doors leading out from dining
- Two bathrooms * Guest w.c
- Antique coloured stripped timber floors



Ashburnham Road, NW10 5SD

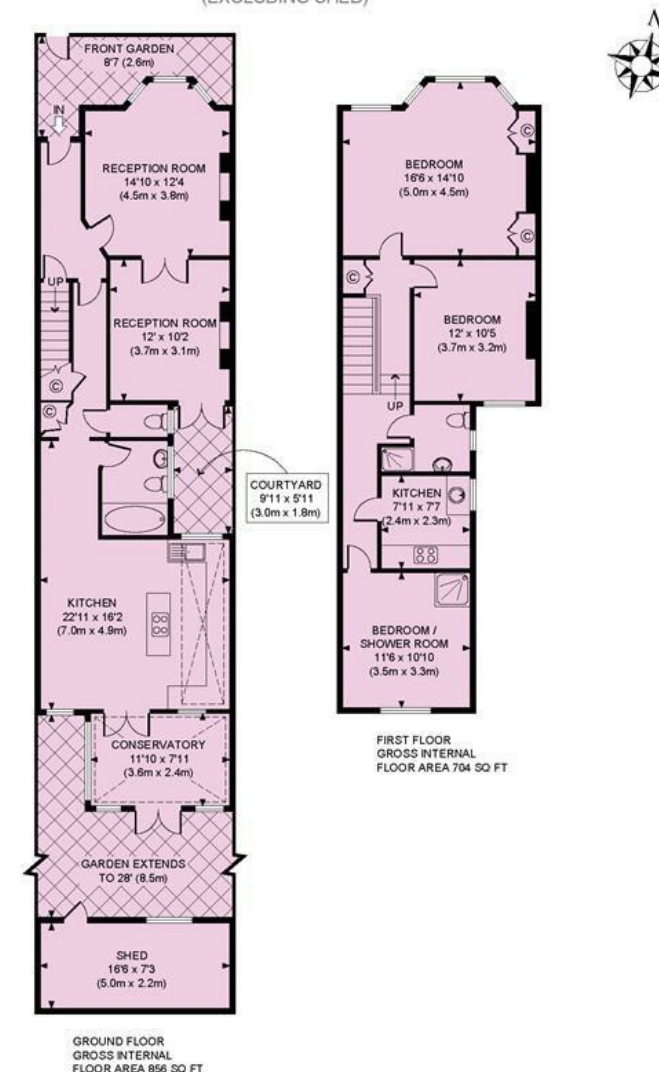
Rare opportunity to acquire... a beautiful four double bedroom mid terraced period style house, which incorporates a side return extension, with the added potential to convert the loft into an additional space, oozing with period features that include slate fire-place, and additional benefits include a south facing rear garden with summer house.

The property boasts spacious, well distributed living/entertaining space of 1560sqft, over two floors at present, offering reception room into bay with antique coloured stripped flooring & high ceilings, French doors leading out to patio area from dining room, 23" industrial style fitted kitchen with hardwood worktops, large dining space, French doors leading out to garden from a gazebo, two bathrooms and guest w.c.

Located in this most sought after quiet residential road, central to both Kensal Green & Kensal Rise train stations, bussing, trendy Chamberlayne Road that offers variety of local shops, bars/cafes and restaurants.



ASHBURNHAM ROAD, NW10
TOTAL APPROX. FLOOR AREA 1560 SQ. FT. (144.9 SQ. M.)
(EXCLUDING SHED)



All measurements walls, doors, windows, fitting and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent nor zentuvo
www.zentuvo.co.uk

Tenure Freehold

Price £1,150,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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