



BATHURST GARDENS, KENSAL RISE, NW10

GUIDE PRICE £1,300,000 FREEHOLD

Located on a popular residential road in the heart of Kensal Rise, this beautifully presented 3 double bedroom, 2 bathroom home offers a spacious and contemporary living environment. The property features 2 reception rooms and a modern kitchen / diner that provides access to a secluded private south facing garden. Scope to extend to the ground floor rear and convert loft spaces subject to obtaining usual planning consents. Chain free. Sole agent.

Location: Within walking distance of Kensal Green station (Bakerloo line), Mildmay Line and close to the amenities, popular cafés of both Chamberlayne Road and College Road. The area is well served by further transport links, schools, and green spaces, making it a sought-after area.

- 3 Double Bedrooms
- 2 Reception Rooms
- Modern Kitchen / Diner
- Chain Free
- South Facing Garden
- 2 Bathrooms



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
86	70	86	65

Energy Efficiency Rating: 86 (Current), 70 (Potential).
 Environmental Impact (CO₂) Rating: 86 (Current), 65 (Potential).
 Legend: A (Green), B (Yellow), C (Orange), D (Red), E (Dark Red), F (Black), G (Dark Grey).
 Note: Higher ratings indicate better energy efficiency and lower CO₂ emissions.