



P Permit holders only **KL**
Mon - Fri
8.30 am - 6.30 pm

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BATHURST GARDENS, KENSAL RISE, NW10
GUIDE PRICE £670,000 SHARE OF FREEHOLD

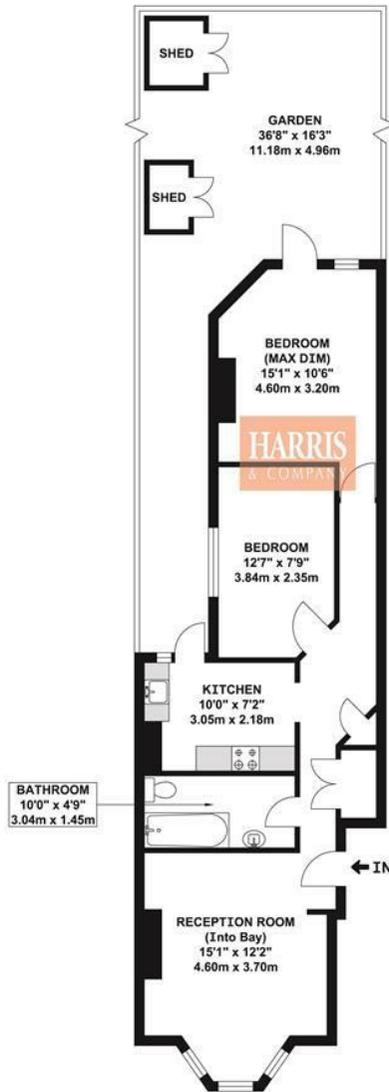
HARRIS
& COMPANY

A beautifully presented 2 double bedroom ground floor flat converted from a Victorian house. The property approx. 700 sq ft includes south facing reception room with high ceilings. The modern kitchen gives direct access to an attractive low maintenance garden. There is wood flooring to most of the accommodation. Sole agent.

Location: The property is on the north side of Bathurst Gardens, easy walking distance to College Road with its family friendly cafes and Chamberlayne Road giving direct road access into Ladbroke Grove with its numerous bus routes. Offering excellent transport facilities with the equidistant links of Kensal Rise Overground and Kensal Green tube/BR station (Bakerloo line).



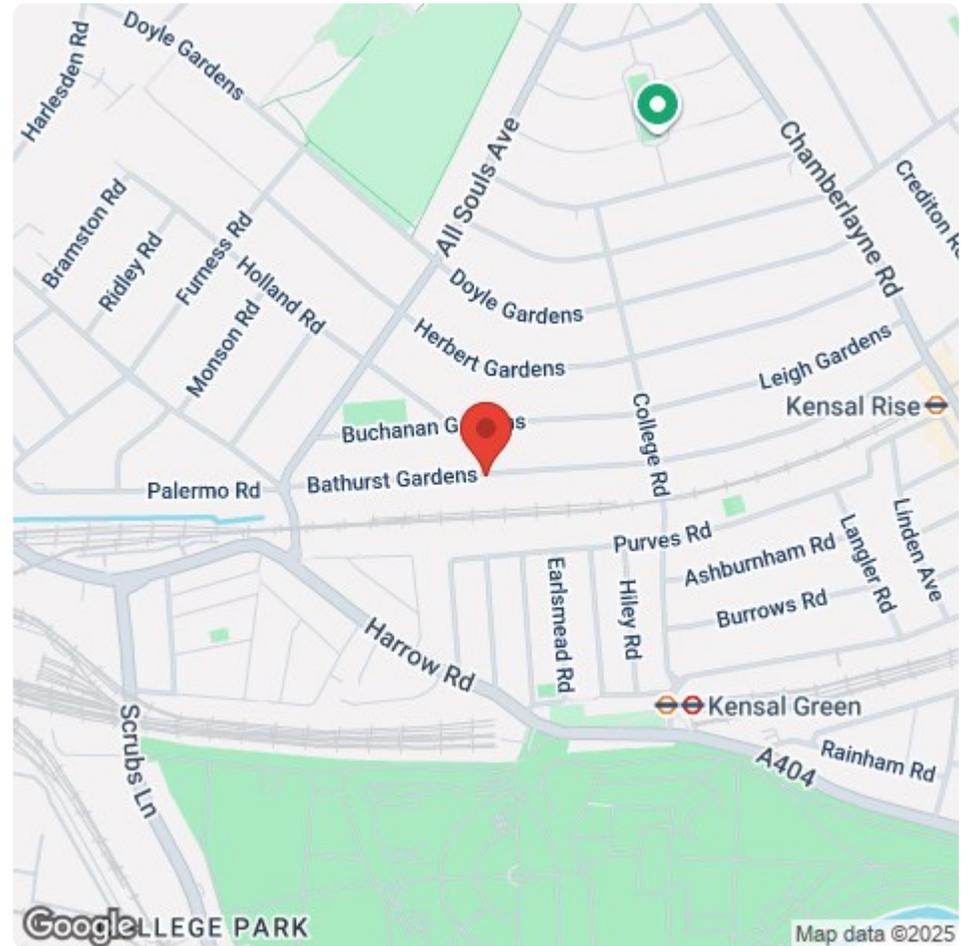
**BATHURST GARDENS
LONDON NW10**



GROUND FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 708.26 SQ. FT / 65.80 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER. FLOOR PLANS ARE NOT DONE TO "SCALE".



Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No Harris and Company employee has the authority to make or give any representation or warranty in respect of the property. Money laundering regulations 2003: Intending purchasers will be asked to provide identification documentation and we would ask for your co-operation to prevent delays in agreeing the sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	71
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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