



## BERENS ROAD, NW10

**£1,300 PER MONTH**

A newly decorated 1 bedroom ground floor flat set in a double fronted end of terrace property. The reception room approx. 16ft gives direct access to private patio garden. Wood flooring and newly fitted high gloss kitchen units. Part furnished.

Available: Immediately.

Location: Excellent access to Gastro pubs, bars & eateries on the Harrow Road, Chamberlayne Road and Ladbrooke Grove. Nearest tube station is Kensal Green (Bakerloo Line/ BR) and Kensal Rise (Overground). Good access to Central London via the A404 Harrow Road.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Energy Efficiency: 77	Energy Efficiency: 87	Environmental Impact: 77	Environmental Impact: 87
77	87	77	87
D	B	D	B
77	87	77	87
D	B	D	B
77	87	77	87
D	B	D	B
77	87	77	87
D	B	D	B

The energy efficient - Higher saving costs  
 The environmental friendly - Higher CO<sub>2</sub> emissions  
 England & Wales  
 EU Directive 2002/91/EC  
 England & Wales  
 EU Directive 2002/91/EC