

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	49
(39-54) E	54
(21-38) F	
(1-20) G	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	43
(39-54) E	47
(21-38) F	
(1-20) G	

We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.

Leighton Gardens, Kensal Rise, NW10 3PY

Asking Price £579,950

Subject to Contract

- Two double bedrooms
- Slate fire-place, cornicing on high ceilings in reception room
- Door leading our to garden from kitchen
- Fully tiled bathroom with window
- 35ft south facing rear garden
- New lease 145 years
- Beautiful tree lined road
- Timber style flooring and gas central heating throughout



Tel: +44 (0)2 8960 9988
Fax: +44 (0)2 8960 9989

Email: mail@warwickstateagency.co.uk
warwickstateagents.tv | warwickstateagents.co.uk

69 Chamberlayne Road, London NW10 3ND
Tel: +44 (0)20 8960 9988 Fax: +44 (0)20 8960 9989



Leighton Gardens, NW10 3PY

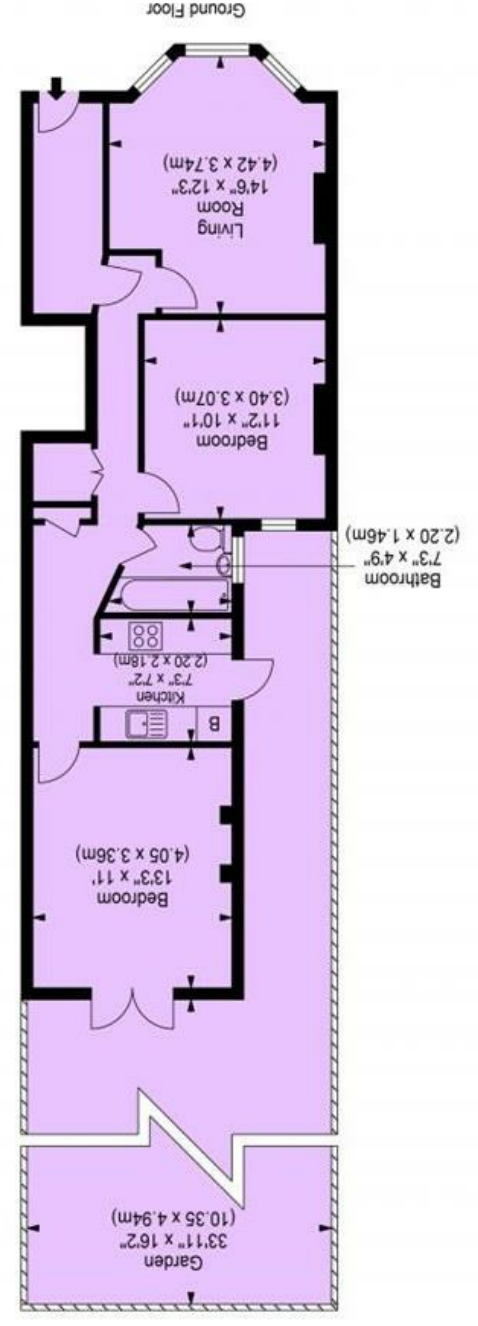
BACK ON MARKET

Opportunity to acquire... two double bedroom apartment on the ground floor of this period-style mid-terraced house, boasting sole use of a south facing rear garden, located in a quiet, residential side Road off the trendy, buzzing Chamberlayne Road.

The property offers over 665 sq ft of accommodation over the entire ground floor, benefiting from high ceilings in the reception room into bay window, door leading out to the garden from the kitchen, and white modern three-piece suite with window.

Leighton Gardens is a quiet residential street close to Chamberlayne Road with an enviable array of restaurants, bars, and vintage stores. Transport links include Kensal Green (Bakerloo Line) tube, Kensal Rise Overground Train station, and numerous bus routes.

Leighton Gardens, London, NW10 3PY, UK
 Approx. Gross Internal Area 667 sq ft - 61,96 sq m



Ref: Copyright THEBLEUPLAN
 Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

69 Chamberlayne Road, London NW10 3ND
 Email: mail@warwicksestateagency.co.uk | warwicksestateagents.tv | warwicksestateagents.co.uk
 Tel: +44 (0)20 8960 9988 Fax: +44 (0)20 8960 9989

Tel: +44 (0)2 8960 9988
 Fax: +44 (0)2 8960 9989

