



**Berens Road, London, NW10 5DT**

**£750 PCM**

Subject to Contract

- Double room
- All bills included but wifi
- Additional charge of £100 for couple
- Excellent location

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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### Berens Road, NW10 5DT

Spacious Double Room in Victorian House –  
Gas, electric, water & council tax Bills  
Included... well-proportioned double room is  
now available in this attractive first-floor  
Victorian mid-terrace property. The room  
benefits from high ceilings and access to a  
shared kitchen and bathroom with W.C.  
Occupants can also enjoy use of a shared rear  
garden.

Located on Berens Road, a highly sought-after  
and quiet residential street, the property is just  
a short walk from Kensal Green and Kensal  
Rise Overground and Underground stations.  
The vibrant amenities of Chamberlayne Road—  
including shops, cafés, bars, and restaurants—  
are close by, with Ladbroke Grove also within  
easy reach.

Available 6th December.

### Tenure

**Price** £750 PCM Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents