

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

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

**Kempe Road, Queens Park, NW6 6SN**

**Asking Price £725,000**

Subject to Contract

- Two/three bedroom maisonette
- On broad tree lined avenue
- By "Queens Park" parklands
- Full width reception room
- Sizeable kitchen/diner

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.



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**Kempe Road, NW6 6SN**

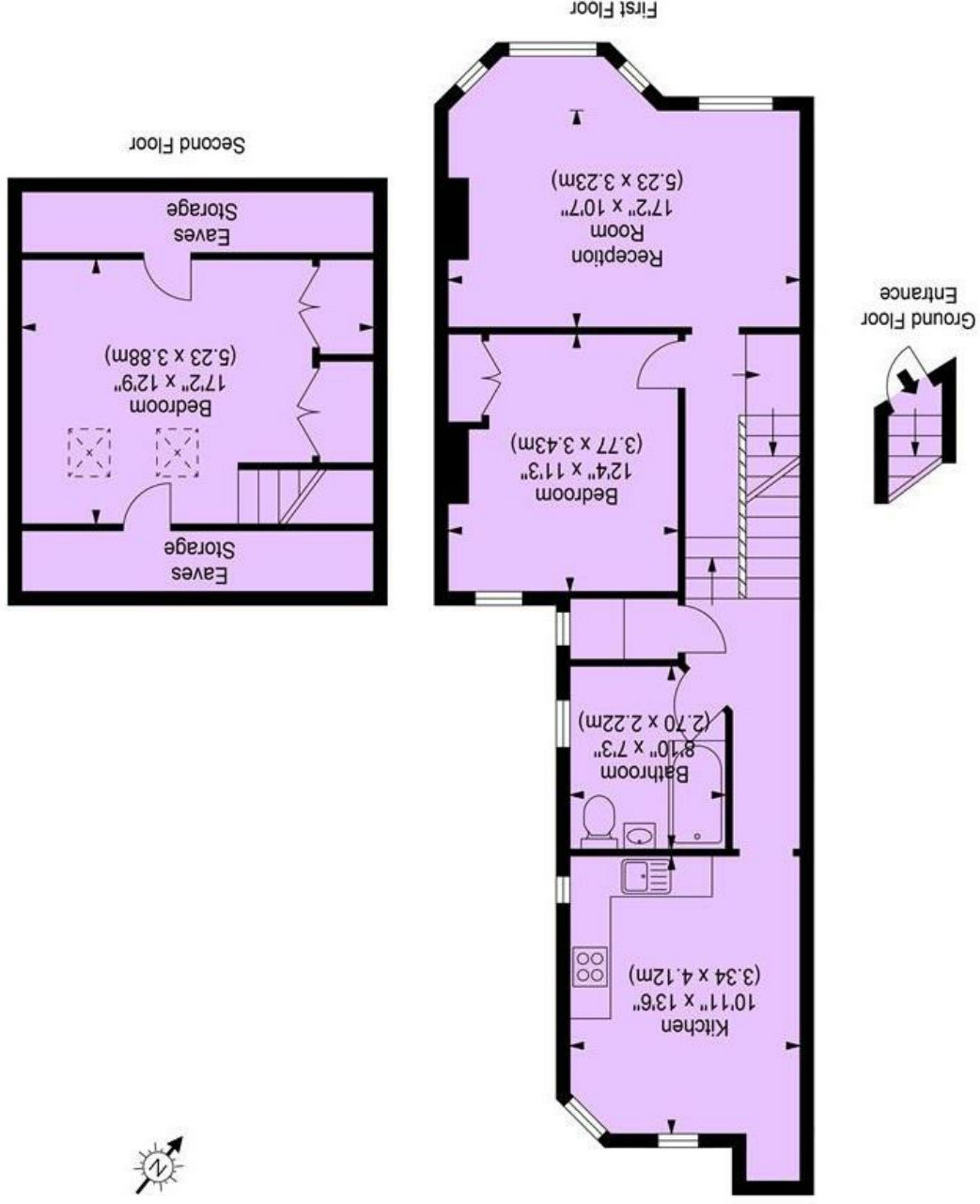
Sizeable two bedroom apartment which could be three... located in this broad, leafy avenue on the first & second floors of an attractive mid-terraced Victorian style house maintained to a good standard. Boasting many retained and reconditioned period features which include sash windows and a magnificent slate fire-place with hand painted marble effect and gold leaf. Only a short walk of "Queens Park" parklands with its organic café and twelve hole golf course.

The property offers over 1050 sq ft of living/entertaining space with timber style floorings and gas central heating throughout, comprising of reception room into bay sash windows, fitted kitchen/diner and contemporary style marble effect tiling in the bathroom.

Equidistance of Queens Park & Kensal Green (Bakerloo Line and Overground), Kensal Rise stations (Overground). Both Chamberlayne Road and Salusbury Road are close by, offering a variety of shops, bars/cafes, and restaurants.

**Kempe Road, London NW6 6SN, UK**

Approx. Gross Internal Area 1054 sq ft - 97.94 sq m  
(Included Eaves Storage)



Copyright THE BLUE PLAN  
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



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