



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Bathurst Gardens, Kensal Rise, NW10 5JJ

Asking Price £595,000

Subject to Contract

- Share of freehold & the loft is in the demise of the lease
- Two double bedroom
- Full width of house reception room
- Modern fitted kitchen
- Bathroom combined W.C
- Gas central heating
- Double glazed windows
- Period features



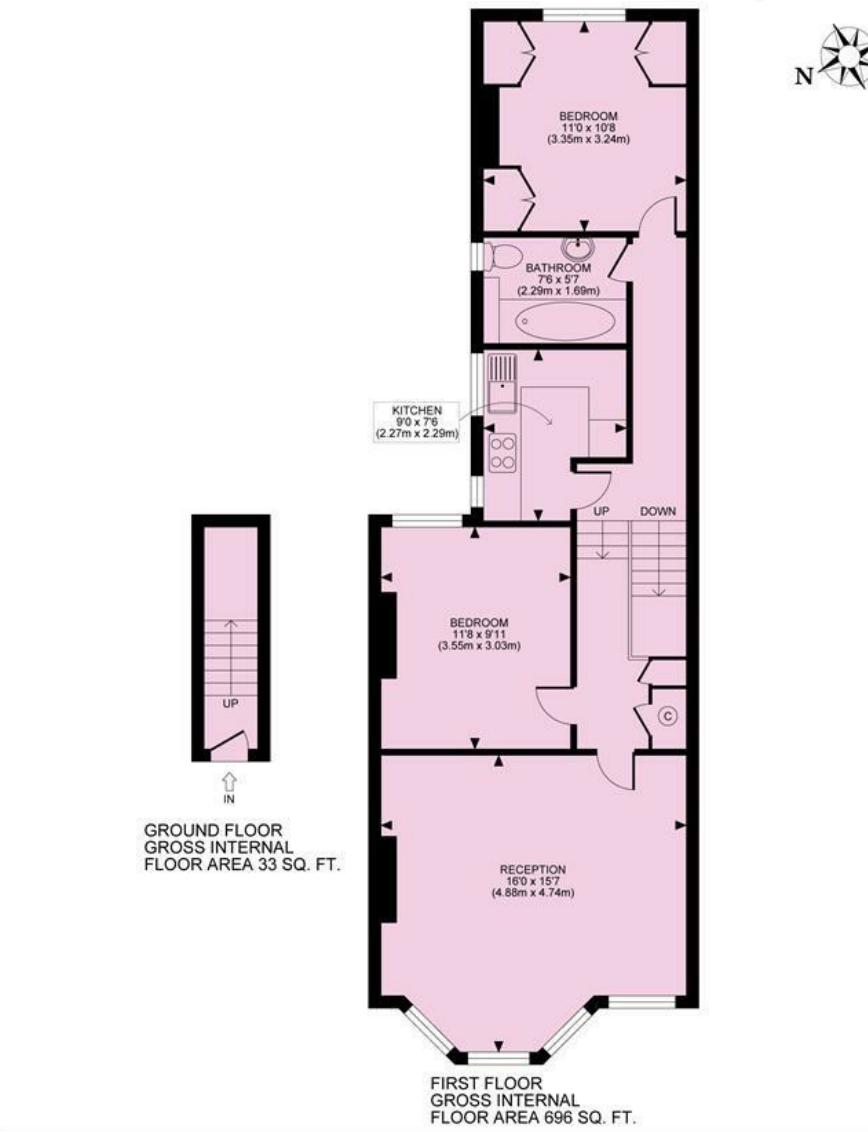
Bathurst Gardens, NW10 5JJ

Share of freehold and the loft is in the demise of the lease... larger than usual, split level two double bedroom apartment, on the first floor of this two-story period style house. With the added potential of converting the loft into additional living space, subject to the usual consents, equidistant Kensal Rise/Green train stations, and the buzzing, trendy Chamberlayne Road.

The property offers 729 sq ft of living/entertaining space with the loft converted over 1000 sq ft, comprising at present of a sizable reception room into bay window and ornate slate fireplace, separate modern fitted kitchen, and bathroom combined W.C.



BATHURST GRADENS, NW10
TOTAL APPROX. FLOOR PLAN AREA 729 SQ.FT. (68 SQ.M.)



All measurements walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent nor zentuvo
www.zentuvo.co.uk

Tenure Share of Freehold

Price Asking Price £595,000 Subject to Contract

Viewing by appointment, through joint sole agents Warwick Estate Agents



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