

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	77
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
56	

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	

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.

**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
- Full width of house reception room
- Bathroom combined W.C
- Double glazed windows
- Two double bedroom
- Modern fitted kitchen
- Gas central heating
- Period features



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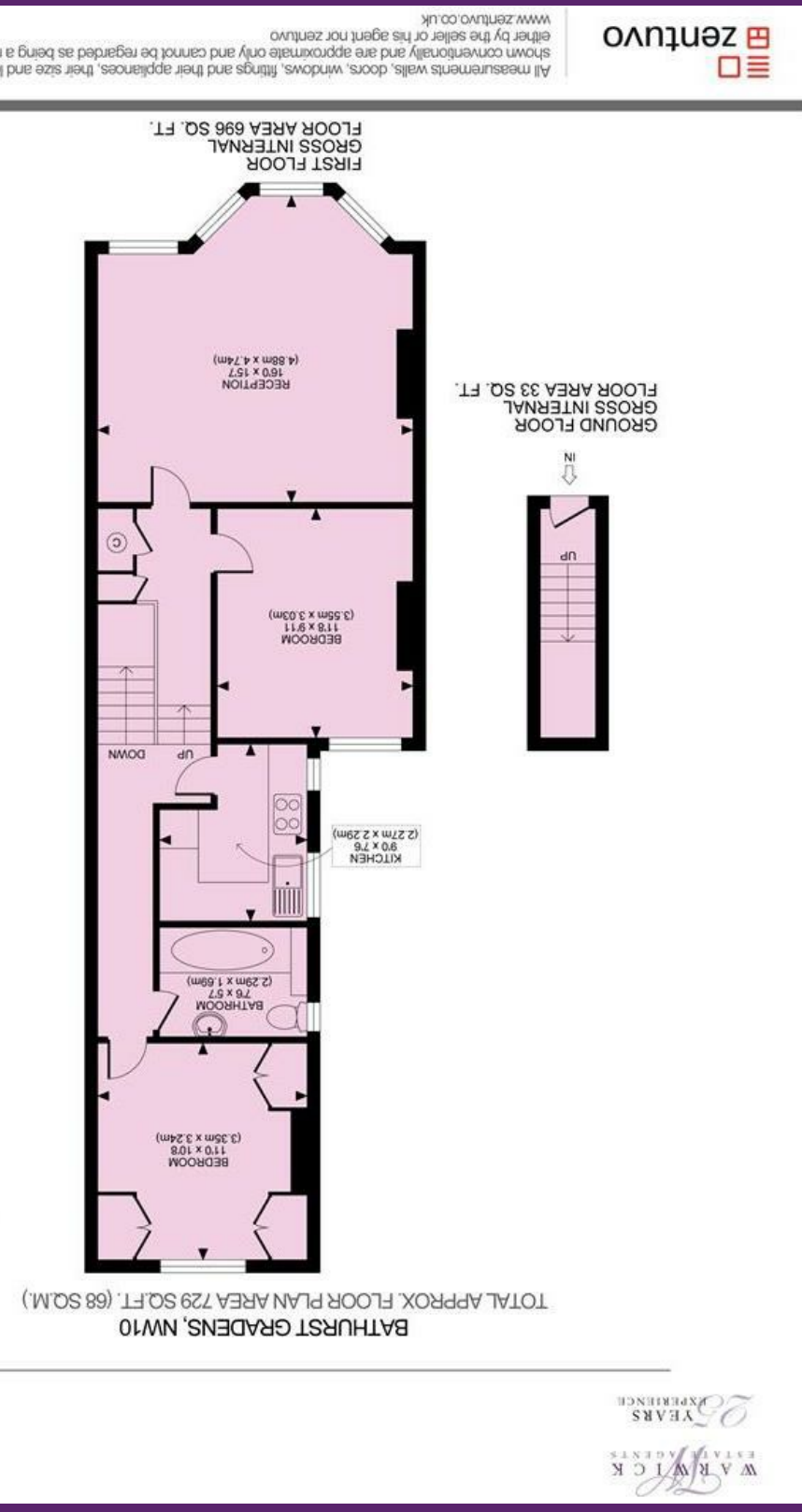
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## Bathurst Gardens, NW10 5JJ

Two bedroom apartment with share of freehold and loft possibilities... set within a charming two-story period house, this apartment occupies the first floor and comes with a share of freehold. With the loft included in the demise of the lease, there is exciting potential to expand the living space, subject to the usual consents.

Ideally located between Kensal Rise and Kensal Green stations, the property is just moments from the vibrant energy of Chamberlayne Road, with its eclectic mix of cafés, boutiques, and local amenities. Offering 729 sq ft of well-proportioned living space, which could extend to over 1,000 sq ft with a loft conversion, the apartment features a bright and airy reception room with a bay window and an ornate slate fireplace, a modern fitted kitchen, and a contemporary bathroom. Combining period charm with future potential, this home is a fantastic opportunity in a sought-after location.



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