

| Energy Efficiency Rating                    |  | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) A                                 |  |         |           |
| (81-91) B                                   |  |         |           |
| (69-80) C                                   |  | 76      | 76        |
| (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  |  |         |           |

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.

**Chamberlayne Road, London, NW10 3ND**

**Asking Price £574,950**

Subject to Contract

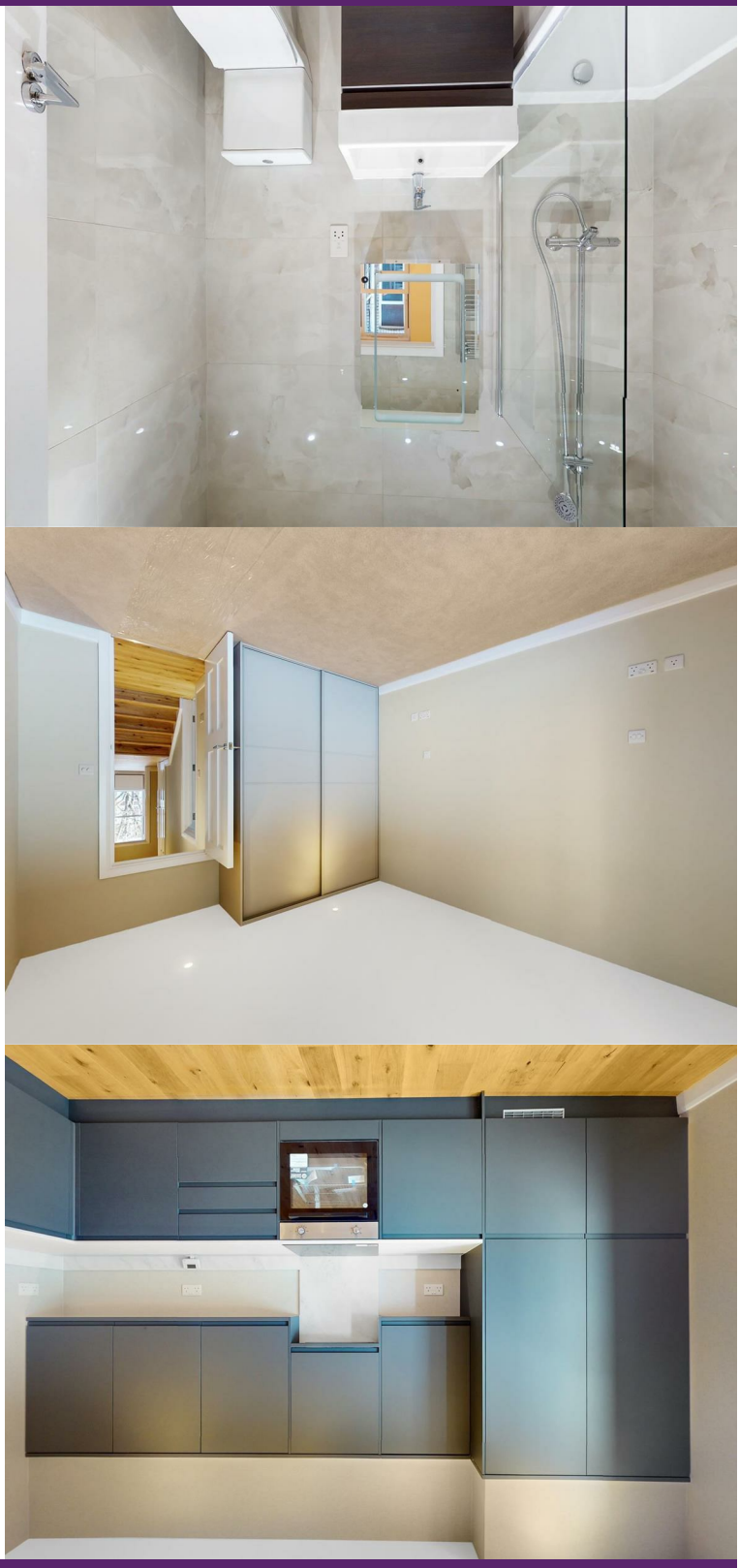
- Fitted wardrobes in main bedroom
- Split level
- Sizable reception room
- Intergrated appliances & marble worktops on kitchen
- In the heart of Kensal Rise only a short walk of "Queens Park" parklands
- Oak wooden flooring



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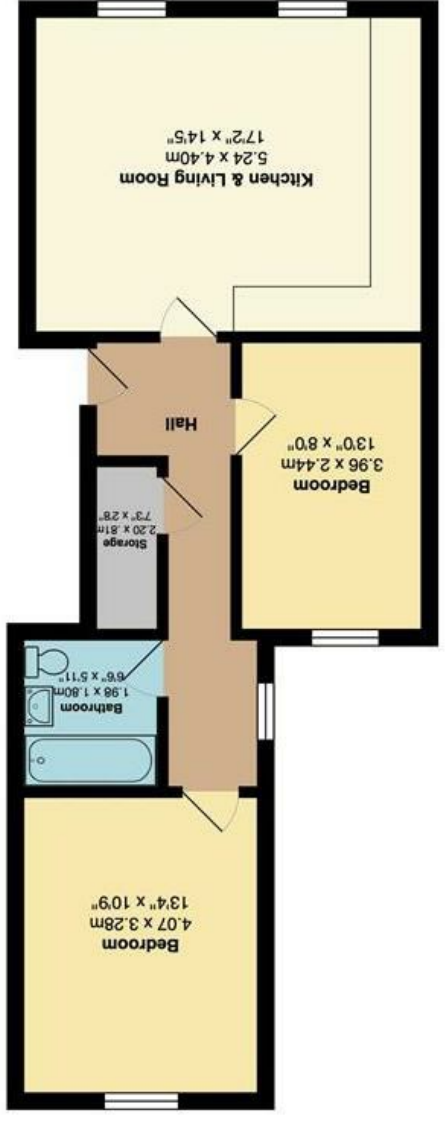
## Chamberlayne Road, NW10 3ND

Offering a development of five luxury apartments over three floors...

architecturally designed two double bedrooms finished to a high specification. Accessed via video entry-phone intercom from street level with marble worktops and bespoke fitted wardrobes in the main bedrooms. In the heart of this buzzing, trendy metropolis, with good transport links and a variety of bars/cafes and restaurants at your fingertips.

The properties range from 622 sq ft up to 747 sq ft of split-level living/entertaining space with low voltage lighting and double-glazed sash windows throughout. Sizeable reception rooms with dining area, with stylish fine hessian wallpaper, integrated appliances in a fully fitted contemporary style Corian kitchen and oak wooden flooring, fully tiled with large marble style slabs in the bathrooms, and carpets in the bedrooms, creating a warm and tranquil atmosphere.

Flat 1, 69-71 Chamberlayne Road, London, NW10 3ND



Total Area: 59.8 m<sup>2</sup> ... 644 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

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