



**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>	<b>65</b>	<b>76</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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Bathurst Gardens, Kensal Rise, NW10 5HY**

**£2,750 PCM**

Subject to Contract

- Stylish newly refurbished two double bedrooms with bespoke fitted wardrobes
- Newly fitted kitchen with marble worktops
- Sizeable rear garden
- Wooden style flooring
- Sizeable flowing living space leading onto garden via bi-folding doors
- Newly fitted bathroom combined W.C
- Parking permits available
- Ideal location to the buzzing, trendy Chamberlayne Road



## Bathurst Gardens, NW10 5HY

((Professional photos to follow & floorplan))

Newly refurbished to a high standard, extending to over 682 sq ft, the property features a spacious and well-proportioned layout... a bright, flowing living space incorporates a sleek, fitted kitchen with marble worktops, complemented by bi-folding doors opening directly onto the garden—ideal for indoor-outdoor living and entertaining.

There are two generous double bedrooms, both with bespoke fitted wardrobes, including a principal bedroom set within a charming bay window and benefiting from a stylish en-suite shower room. A further contemporary family bathroom completes the accommodation.

Additional features include high ceilings, timber-style flooring, tasteful décor, and excellent natural light throughout. Situated on the ground floor of an attractive period-style semi-detached house, the property enjoys use of a sizable rear garden.

Ideally located on Bathurst Gardens, a quiet tree-lined residential road, the property is just moments from Kensal Rise and Kensal Green stations, as well as the vibrant Chamberlayne Road, offering a wide selection of shops, cafés, bars, restaurants, and excellent transport links.

Available now.

### Tenure

**Price** £2,750 PCM Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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