



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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

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>		

**Chamberlayne Road, Kensal Rise, NW10 3NS**

**£1,916 PCM**

Subject to Contract

- Lock up shop
- Guest W.C
- Rear room
- Shower room combined W.C
- Kitchenette
- Waxing room
- Kitchen

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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### Chamberlayne Road, NW10 3NS

Present being run as a hairdressing salon... this prime located A1 lock shop on main thoroughfare of Chamberlayne Road which leads to Ladbroke Grove. In need of some modernisation throughout, offering in excess of 540 sq ft in total of shop with rear kitchenette, toilet, treatment room and rear room with kitchen and shower room behind. Located on the trendy, buzzing Chamberlayne Road with its bars/cafes, restaurants, shopping facilities, and numerous transport links which include Kensal Green/Rise train stations. On a busy high street, it is surrounded by a number of businesses; therefore, benefiting from a potential of high volume foot-flow and passing trade.

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