

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(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 £624,950**

Subject to Contract

- Two double bedrooms one of which has bespoke fitted wardrobes
- Intergrated appliances in Corian fitted kitchen
- In the heart of Kensal Rise
- Two large double glazed sash windows in reception room
- Marble effect large fully tiled walls & matching flooring in family bathroom



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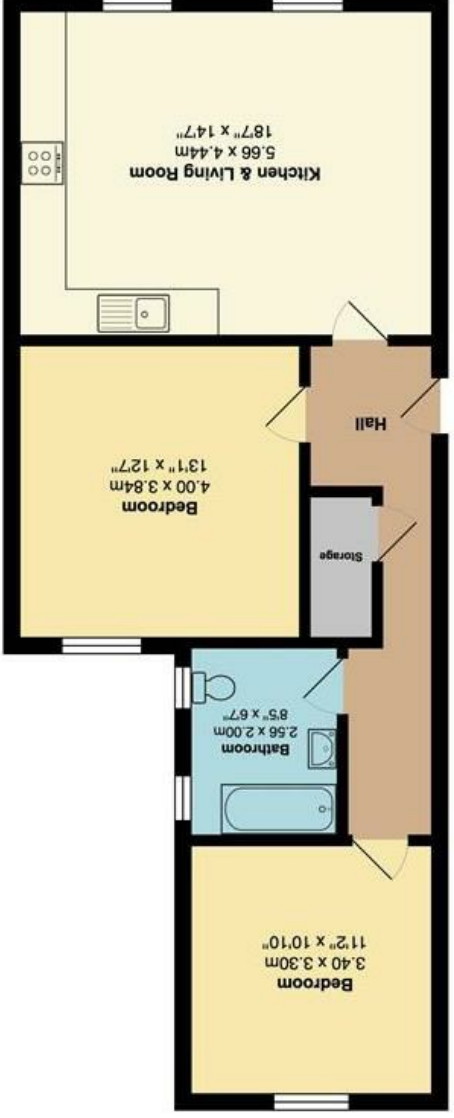


## Chamberlayne Road, NW10 3ND

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 4, 69-71 Chamberlayne Road, London, NW10 3ND



Total Area: 69.4 m<sup>2</sup> ... 747 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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