

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83
(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.

Burrows Road, Kensal Rise, NW10 5SL

Asking Price £1,275,000

Subject to Contract

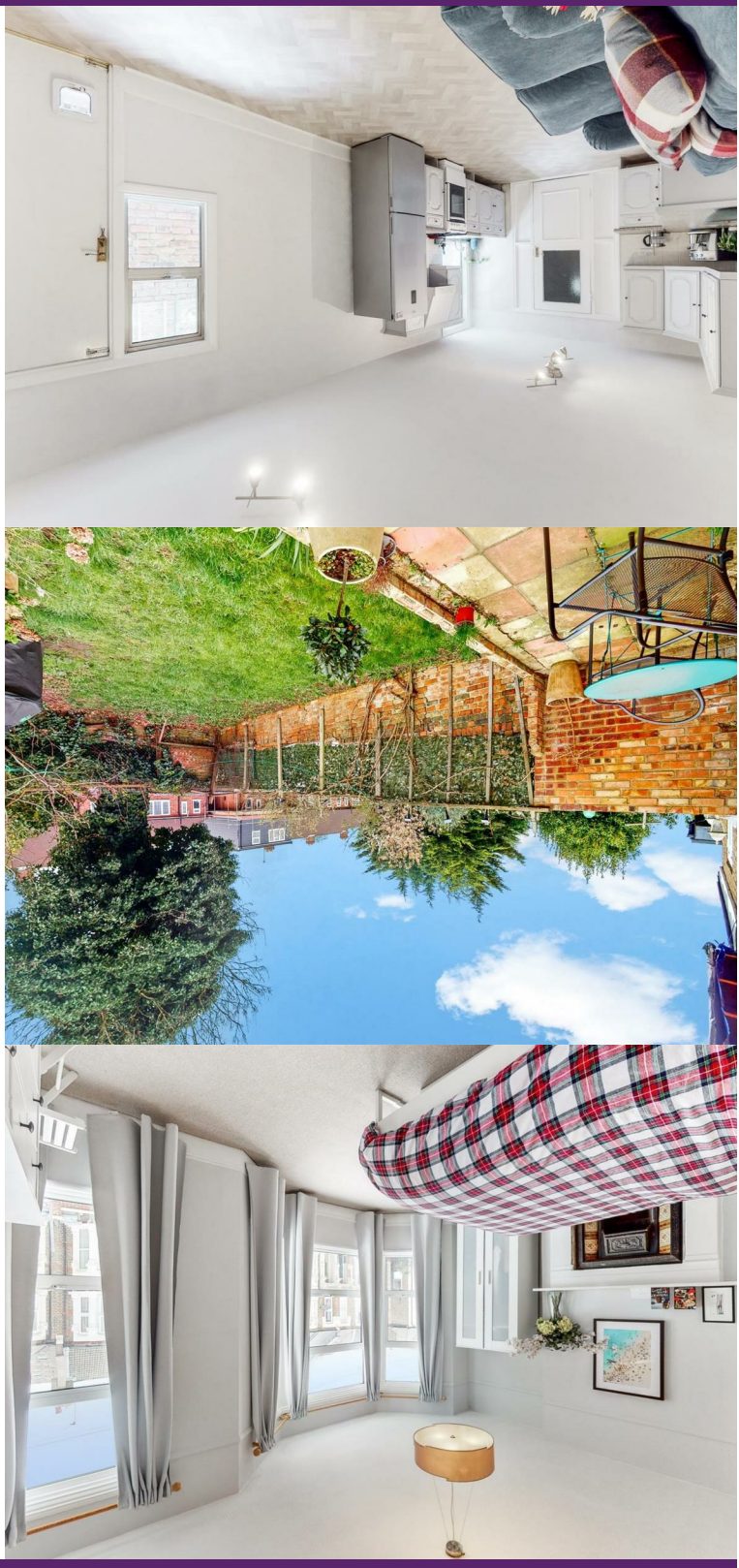
- Four bedrooms
- Kitchen/diner
- Planning consent for rear, side and loft conversion/extension
- Antique style timber flooring
- High ceilings in the reception and dining room
- South facing rear garden
- Period features



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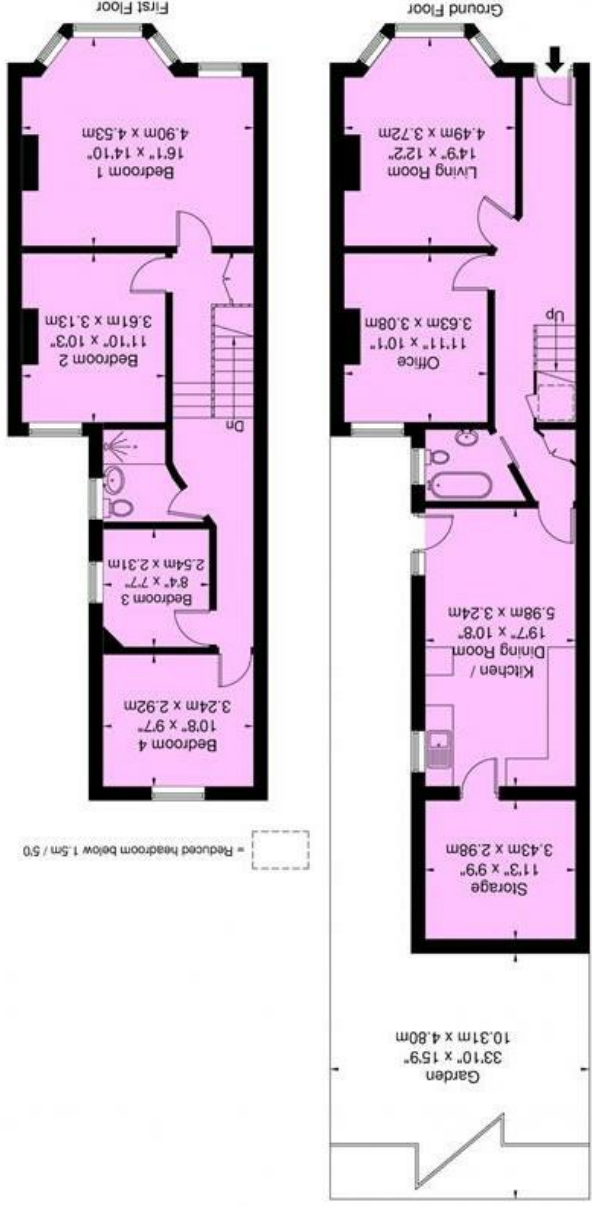
Rare opportunity, with planning consent to enlarge... in the middle of Burrows Road, with south facing rear garden, is this sizable mid terraced Victorian period style property. Flexible in creating your own bespoke family home, with the added benefit of consent to extend the property to the side, rear and loft, to maximise the space and value.

Currently, the property has accommodation arranged over two floors, offering a generous 1508sq. ft. generally in good liveable condition with some recent updates. Antique style timber floors and high ceilings, boasting from some period features which include original fire-places, consisting of reception room into bay window and dining room, door leading out to the garden from large kitchen/diner, two bathrooms, and four bedrooms.

Located in this most sought after quiet residential road, equidistant of both Kensal Green & Kensal Rise train stations, a short walk of the trendy Chamberlayne Road that offers a variety of local shops, bars, cafes/restaurants, Ladbroke Grove/Portobello Market is within walking distance and numerous alternative transport facilities.

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Approx. Gross Internal Area = 140.1sq m / 1508 sq ft



B L E U
PLAN
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Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

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