

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
71	79

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.

**Burrows Road, Kensal Rise, NW10 5SJ**

**Asking Price £1,150,000**

Subject to Contract

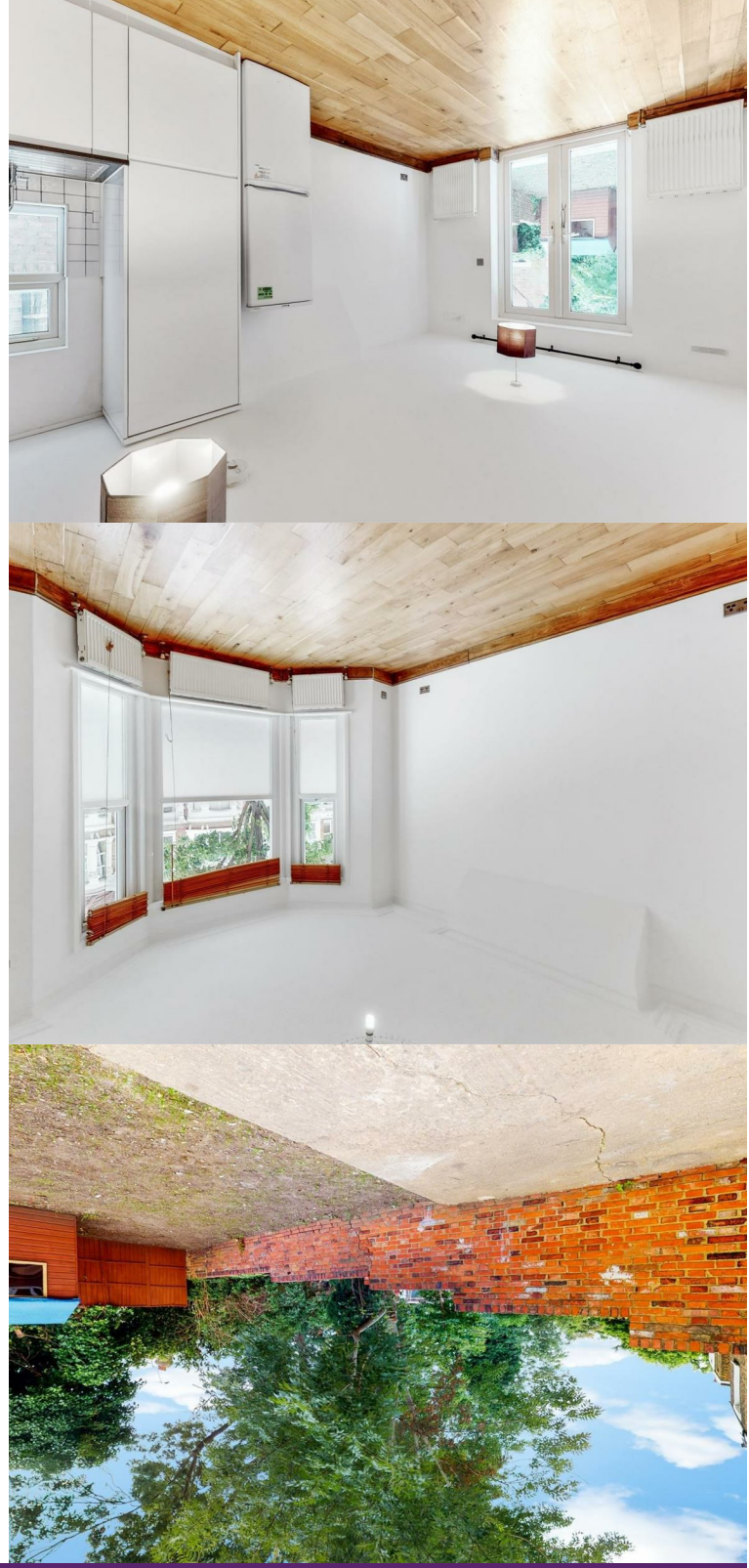
- Two flats or family house in one of Kensal Rises top streets
- Fitted white lacquered kitchen
- High ceilings
- Gas central heating
- Oak coloured flooring in sizable 19 ft room
- South facing rear garden
- Oak coloured wood flooring on the ground floor
- In 2018 a new double dormer, floor steel beams, floor joists, rafters, steel ridge beam and roof tiles installed, fully insulated and vented, with new windows.



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## Burrows Road, NW10 5SJ

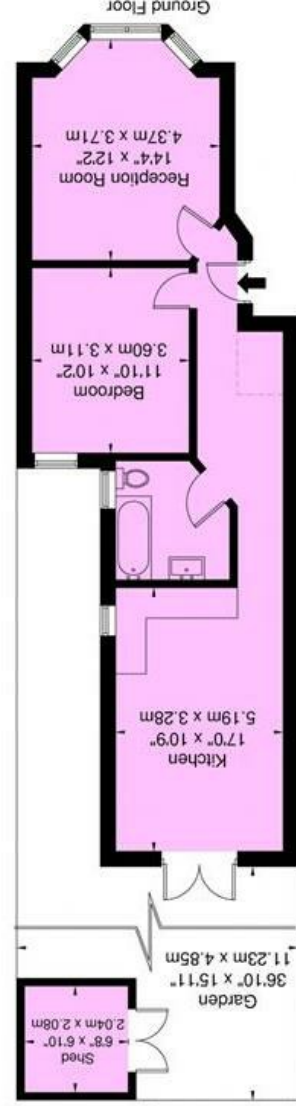
Located on one of Kensal Rise's most attractive tree-lined streets... this mid-terraced property offers exceptional potential to create a spacious four or five-bedroom family home. Currently arranged as two flats, the house features a private south-facing rear garden and generous scope to extend to the side and into the loft (subject to planning). In 2018 a new double dormer, floor steel beams, floor joists, rafters, steel ridge beam and roof tiles installed, fully insulated and vented, with new windows.

The property offers approximately 1,323 sq ft of well-arranged accommodation, including a large reception room with French doors opening onto the garden, a modern fitted kitchen, and a contemporary bathroom with WC. Oak-coloured wood flooring runs throughout the ground floor.

Set on a quiet and highly sought-after residential road, the property is within easy reach of Kensal Green and Kensal Rise stations. Chamberlayne Road's popular cafes, bars and shops are just a short walk away, with Ladbroke Grove and Portobello Market also easily accessible.

## Burrows Road, NW10 5SJ

Approx. Gross Internal Area = 58.6 sq m / 630 sq ft  
 Shed = 4.3 sq m / 46 sq ft  
 Total = 62.9 sq m / 676 sq ft



BLEU  
 PLAN  
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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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