

BATHURST GRADENS, NW10
TOTAL APPROX. FLOOR PLAN AREA 644 SQ.FT. (60 SQ.M.) (EXCLUDING RESTRICTED HEAD HEIGHT)
----- = RESTRICTED HEAD HEIGHT
GROUND FLOOR



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All measurements walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent nor zentuvo
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Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 56 |
| (39-54) E | 43 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 37 | 48 |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

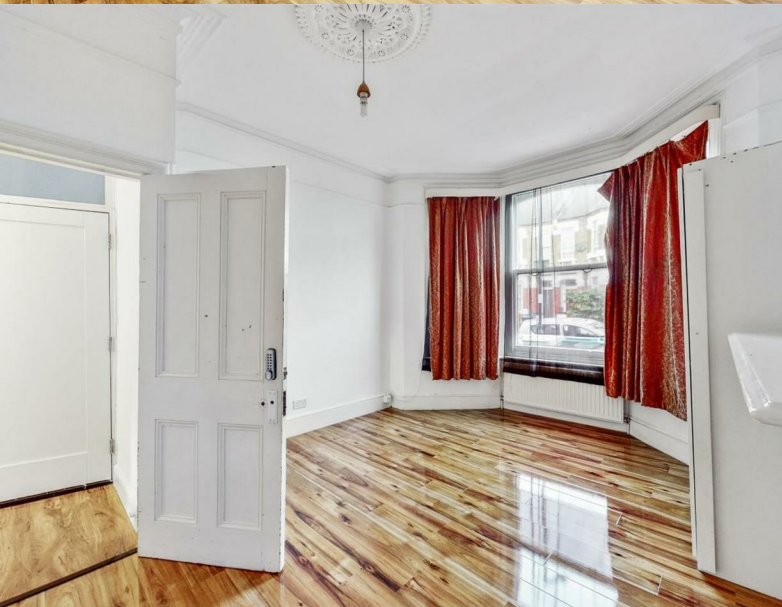
Bathurst Gardens, Kensal Rise, NW10 5JJ

Guide Price £599,000

Subject to Contract

- Two double bedrooms
- Open plan kitchen with dining area
- Period features
- Timber style floorings
- Potential for extension

- French doors leading out to garden from lounge
- Fitted bathroom
- Gas central heating
- Share of freehold



Bathurst Gardens, NW10 5JJ

PHOTOS TO FOLLOW.

With a share of freehold and the potential to extend... split level two double bedroom apartment which boasts from a private south facing rear garden, set in this period style, mid-terraced two storey house. French doors from reception room leading out to decking, modern fitted kitchen with dining area and bathroom combined w.c, additional benefits include timber style flooring, high ceilings, and some period features.

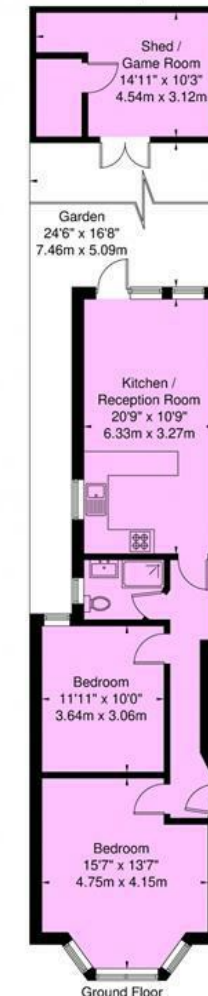
Bathurst Gardens is a sought-after residential, tree-lined Road, walking distance of both Kensal Rise & Green over/underground train stations, a variety of local shops, alternative transport links and Ladbroke Grove is within easy reach.

Bathurst Gardens NW10 5JJ

Approx. Gross Internal Area = 59.9 sq m / 644 sq ft

Shed / Game Room = 14.2 sq m / 152 sq ft

Total = 74.1 sq m / 796 sq ft



Ref

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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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Tenure Leasehold - Share of Freehold

Price Guide Price £599,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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