

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(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		79
(55-68) D	57	
(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.

Ashburnham Road, Kensal Rise, NW10 5SE

£2,100 Per Month

Subject to Contract

- Two double bedrooms
- Separate fitted kitchen
- Period features
- Sash windows
- Great location
- Full width reception room
- Bathroom combined W.C
- Fire-place
- Part Timber style flooring





**Ashburnham Road, NW10 5SE**

Most well proportioned, bright, two double bedroom apartment, set on the first floor of this attractive period style house, which is converted into two flats, with timber style flooring and some period features, located in a highly sort after residential road.

The property offers over 650sqft comprising of an original period fireplace in a sizable full-length 16ft reception room, separate fitted kitchen and bathroom combined w.c, benefiting from gas central heating throughout.

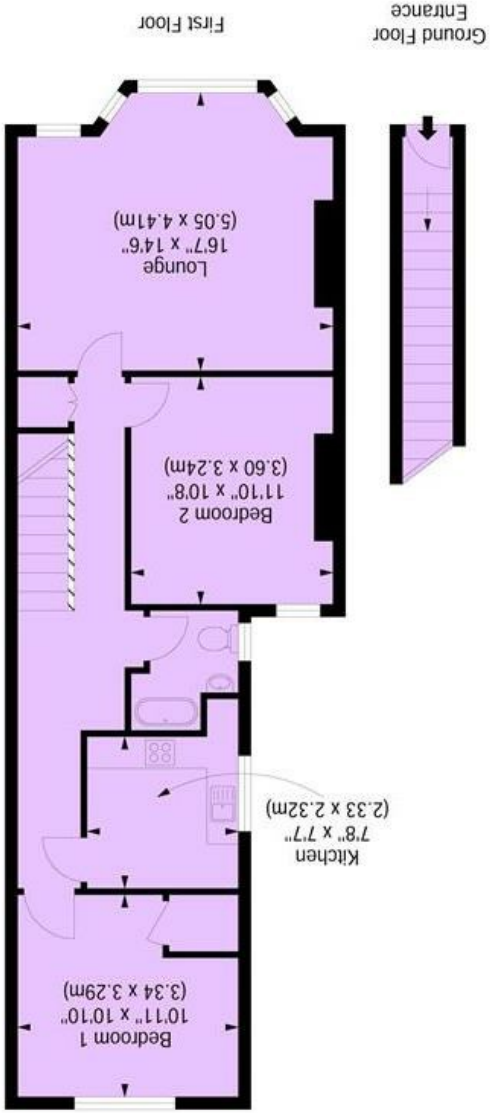
Situated in an aesthetically pleasing road, in equidistant of both Kensal Green & Kensal Rise train station, and the trendy, buzzing Chamberlayne Road and Ladbroke Grove is close at hand.

Available 5th February

Tel: +44 (0)2 8960 9988  
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**Ashburnham Road, NW10 5SE**  
Approximate Gross Internal Area 756 sq ft / 70.23 sq m



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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