

| Energy Efficiency Rating                    |           |
|---|-----------|
|   | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) A                                 |           |
| (81-91) B                                   |           |
| (69-80) C                                   |           |
| (55-68) D                                   | 54        |
| (39-54) E                                   | 49        |
| (21-38) F                                   |           |
| (1-20) G                                    |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---|-----------|
|   | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) A   |           |
| (81-91) B   |           |
| (69-80) C   |           |
| (55-68) D   | 47        |
| (39-54) E   | 43        |
| (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.

**Leighton Gardens, Kensal Rise, NW10 3PY**

**Asking Price £565,000**

Subject to Contract

- Two double bedrooms
- Slate fire-place, cornicing on high ceilings in reception room
- Door leading our to garden from kitchen
- Fully tiled bathroom with window
- 35ft south facing rear garden
- New lease 150 years
- Beautiful tree lined road
- Timber style flooring and gas central heating throughout



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Opportunity to acquire... two double bedroom apartment on the ground floor of this period style mid-terraced house, boasting sole use of a south facing rear garden, located in a quiet, residential side Road off the trendy, buzzing Chamberlayne Road.

The property offers over 618 sq ft of accommodation over the entire ground floor, benefiting from high ceilings in the reception room into bay window, door leading out to the garden from the kitchen and white modern three-piece suit with window.

Leighton Gardens is a quiet residential street close to Chamberlayne Road with an enviable array of restaurants, bars, and vintage stores. Transport links include Kensal Green (Bakerloo Line) tube, Kensal Rise Overground Train station, and numerous bus routes.

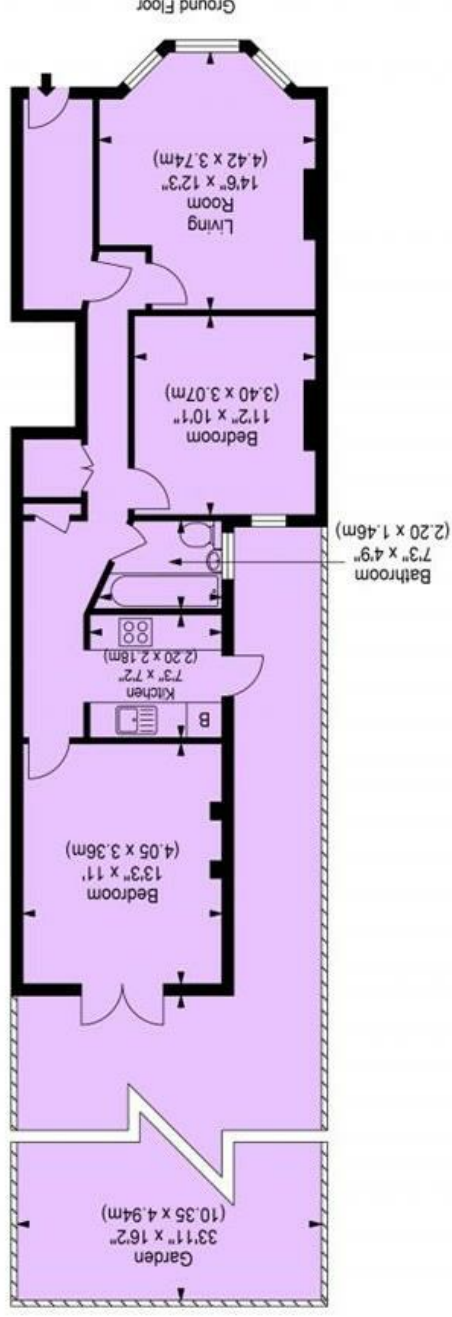
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### Leighton Gardens, London, NW10 3PY, UK

Approx. Gross Internal Area 667 sq ft - 61,96 sq m



Ref  
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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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