

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	
70	75

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	
65	71

**Chamberlayne Road, Kensal Rise, NW10 3NS**

**£1,900 Per Month**

Subject to Contract

- Two bedrooms
- Reception room
- Fitted kitchen
- Bathroom combined w.c
- Recently fitted carpets
- Gas central heating
- Double glazed windows

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.



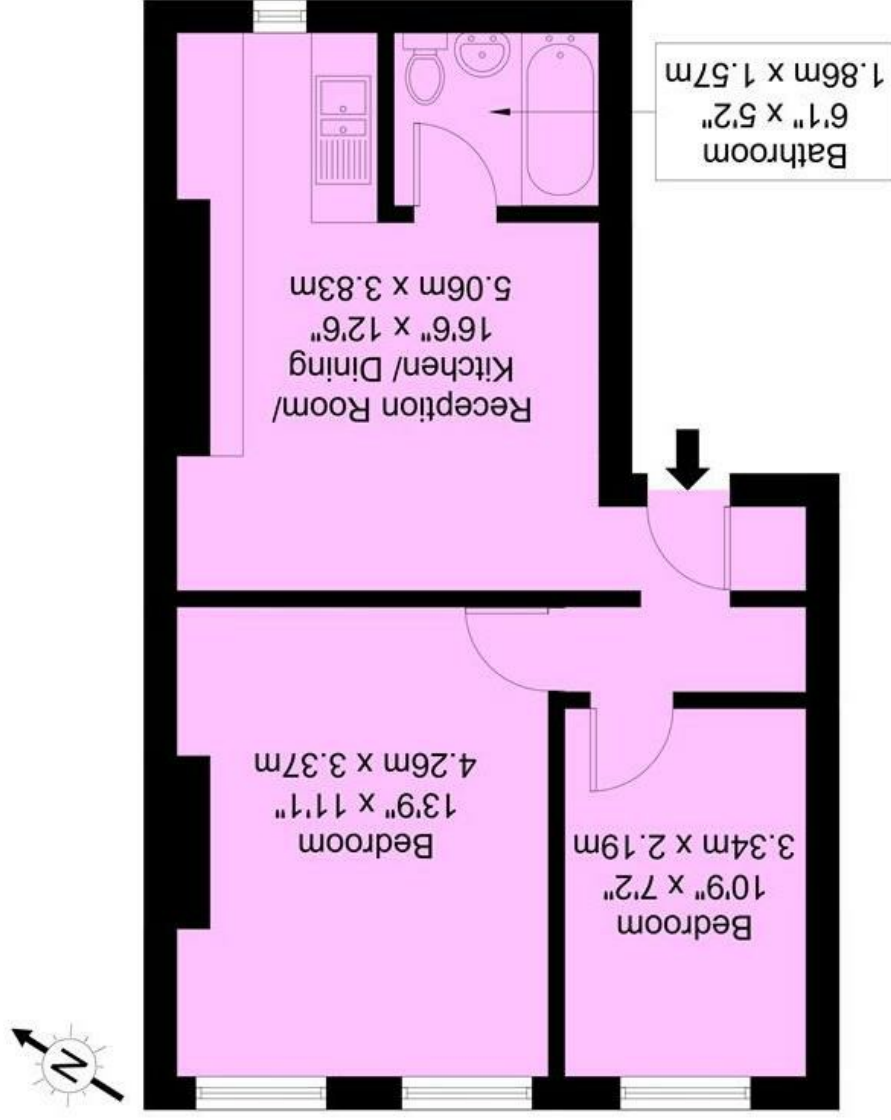
Tel: +44 (0)2 8960 9988  
Fax: +44 (0)2 8960 9989

Email: mail@warwickstateagency.co.uk  
warwickstateagents.tv | warwickstateagents.co.uk

69 Chamberlayne Road, London NW10 3ND  
Tel: +44 (0)20 8960 9988 Fax: +44 (0)20 8960 9989

# Chamberlayne Road, NW10 3NS

Approx Gross Internal Area = 46 sq m / 495 sq ft



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. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

## Chamberlayne Road, NW10 3NS

This bright and compact two-bedroom apartment is ideally suited for two professional sharers or a small family. Situated on the second (top) floor of a charming period-style building, the flat has recently been refreshed with new carpets and tasteful redecoration, offering a clean and inviting interior.

The layout includes a comfortable reception room, an open-plan fitted kitchen with a breakfast bar, and a bathroom with combined W.C. The apartment enjoys elevated views across parts of London, adding to the sense of space and light.

Located in the heart of Kensal Rise, one of northwest London's most vibrant and sought-after neighbourhoods, the property is moments from a wide selection of independent shops, popular cafés, restaurants, and bars. Excellent transport links are close by, including Kensal Rise and Kensal Green stations, providing quick access to central London and beyond.

Available from 2nd September, this is an attractive, low-maintenance home in a thriving urban setting.



Tel: +44 (0)2 8960 9988  
Fax: +44 (0)2 8960 9989

Email: mail@warwickestateagency.co.uk  
warwickestateagents.tv | warwickestateagents.co.uk

69 Chamberlayne Road, London NW10 3ND  
Tel: +44 (0)20 8960 9988 Fax: +44 (0)20 8960 9989