



Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

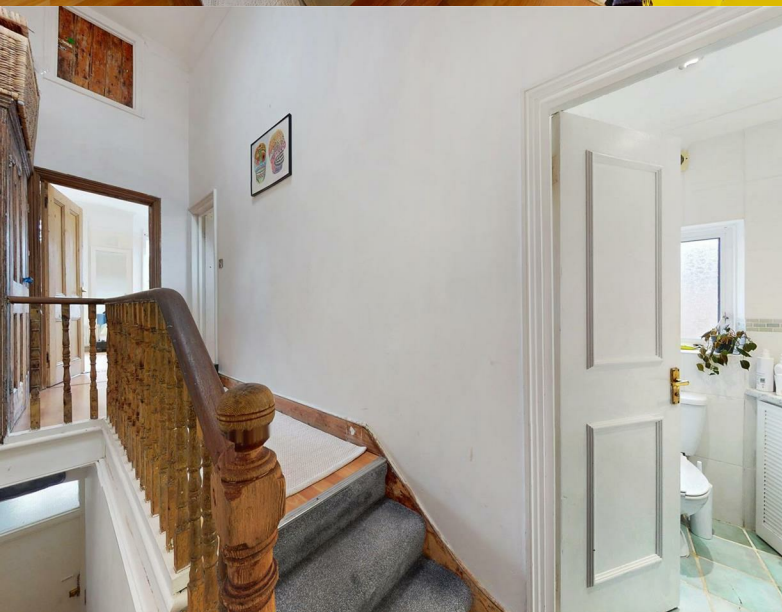
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

Bathurst Gardens, Kensal Rise, NW10 5HX

Asking Price £575,000

Subject to Contract

- Sizable two double bedroom aptment
- South facing full width reception room
- Long lease
- Second floor extension potential
- White laquered kitchen with steel handles



Bathurst Gardens, NW10 5HX

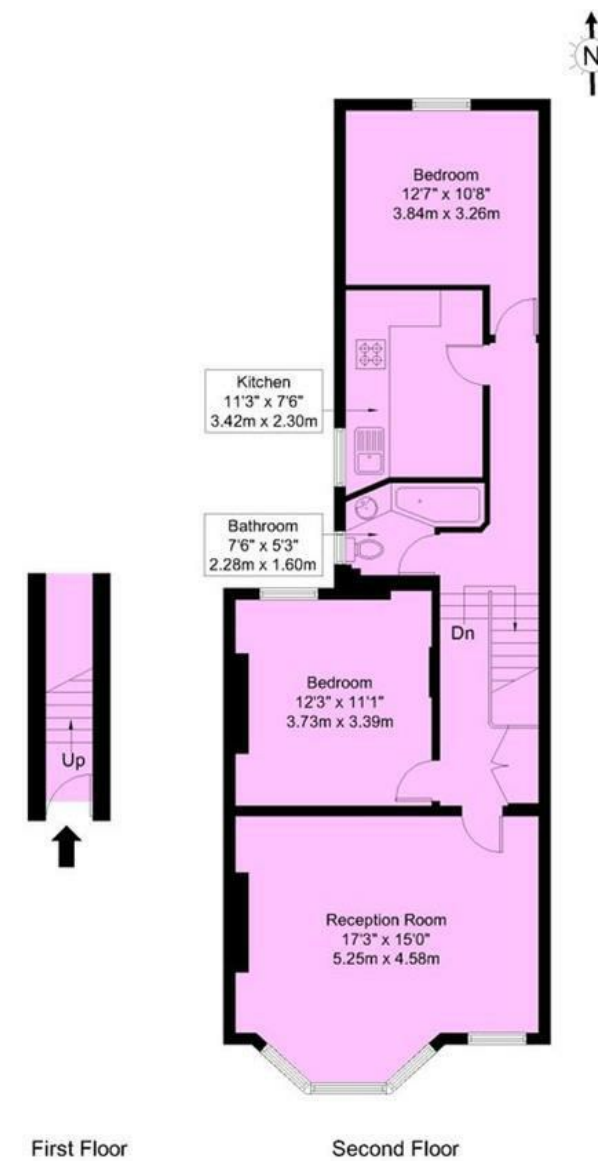
Modern & rustic, spacious south facing apartment with the potential to extend into the loft... split level two double bedroom apartment on the first floor of this period style, mid-terraced two storey house, benefiting from long lease.

The property offers a generous 732 sq ft of living space with south facing full width reception room, dining area, hardwood work tops in modern fitted eat in kitchen 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.

Kensal Rise, NW10 5HX

Approx Gross Internal Area = 68 sq m / 732 sq ft



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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. 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.
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Tenure Leasehold

Price Asking Price £575,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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