



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	66
(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		
(55-68) D	57	64
(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.

**Monson Road, Kensal Rise, NW10 5UP**

**£2,500 PCM**

Subject to Contract

- Three bedrooms
- 24 ft Reception room into bay
- Butler sink set into hardwood worktops in kitchen
- Recently fitted bathroom
- Mainly carpeted with some timber floors
- Sash windows
- Cornicings, picture rails & period fireplaces
- Permit parking
- Split level hallway



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69 Chamberlayne Road, London NW10 3ND  
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**Monson Road, NW10 5UP**

This exclusive property offers unique accommodation which is ideally located on a quiet tree-lined street in a well-maintained and most attractive period-style mid-terraced house.

The property comprises of a bright sizable accommodation, boasting a 24 ft reception room into bay with views over the rear garden, wooden style flooring

area in a newly fitted kitchen, a stunning master bedroom, two further spacious bedrooms, and a modern fitted bathroom combined w.c, all in immaculate

condition.

Situated on a residential side road, close to a good selection of local amenities, within walking distance of both Kensal Green & Willesden Junction over/underground stations and numerous alternative transport links.

Available early April

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**MONSON ROAD, MW10**  
TOTAL APPROX. FLOOR PLAN AREA 945 SQ.FT. (88 SQ.M.)

**GROUND FLOOR**  
GROSS INTERNAL FLOOR AREA 36 SQ. FT.

**FIRST FLOOR**  
GROSS INTERNAL FLOOR AREA 909 SQ. FT.

**warwick**  
ESTATE AGENTS  
25 YEARS  
EXPERIENCE

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  
www.zentuvo.co.uk

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