

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	65	
(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		55
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(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.

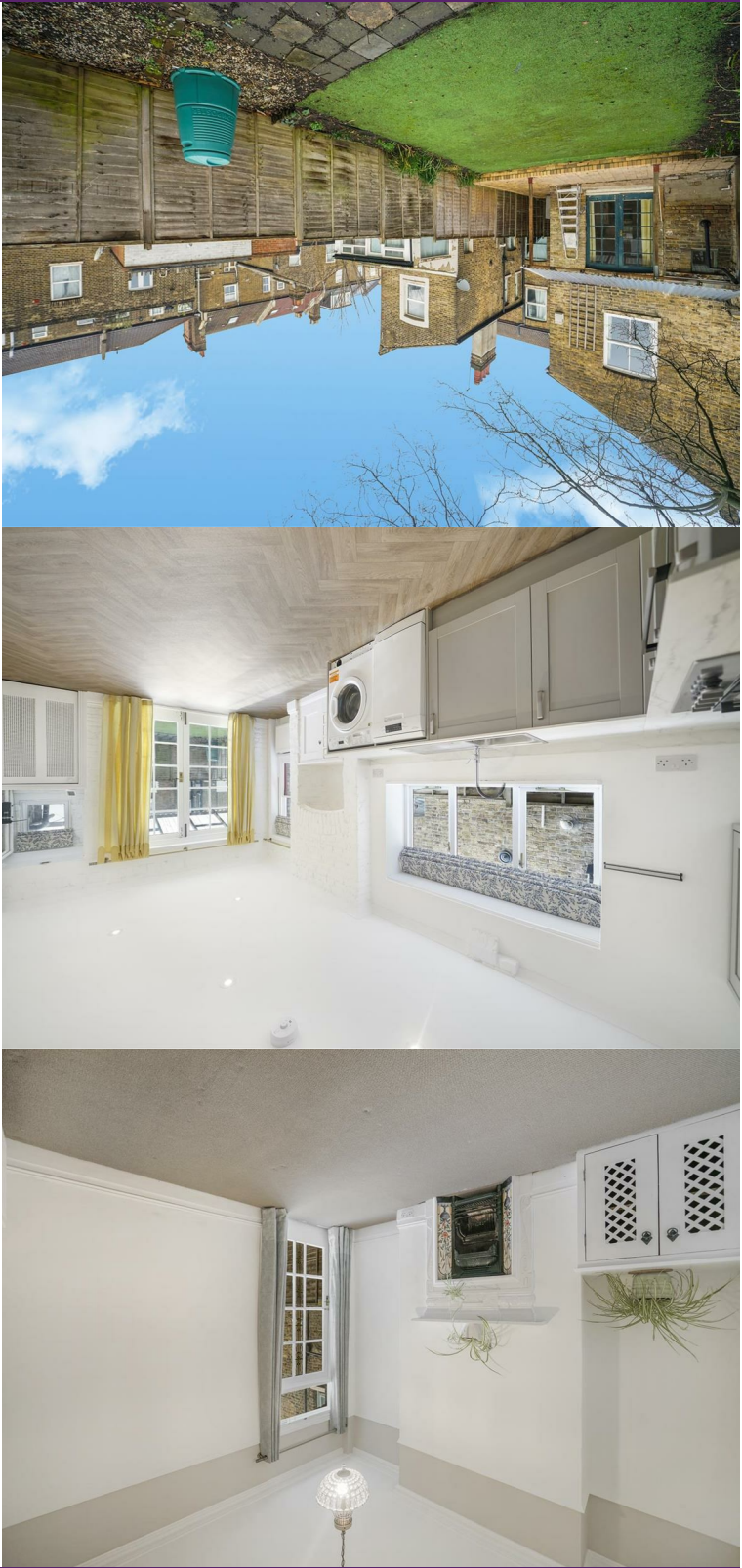
## Mostyn Gardens, Kensal Rise, NW10 5QU

£4,400 PCM

Subject to Contract

- Newly refurbished three/four bright double bedrooms
- 20 ft eat in kitchen/diner
- South facing rear garden
- Large sash windows
- Only suitable for families
- High ceilings to both reception rooms
- Two bathrooms
- Panelled doors
- Beautiful tree lined road





Mostyn Gardens, NW10 5QU

(((Only suitable for families)))

Newly refurbished, offering an abundance of period features in one of the top roads in Kensal Rise... bright & spacious three/four double bedroom mid-terraced period style house, a lot of the property in new, boasting from reception rooms into bay window and imposing slate fire-place, French doors opening onto a south facing rear garden from a sizable 16" newly fitted kitchen/dining room, two bathrooms combined W.C, additional benefits include double large sized glazed windows, high ceilings with some ceiling moulding and gas central heating throughout.

Mostyn Gardens is an attractive tree-lined residential road, just off Chamberlayne Road with its numerous cafes, bars/restaurants and an assortment of local shops, only a five-minute walk of Kensal Green/Rise under & overground train stations, and straight over the Harrow Road is the trendy Ladbroke Grove and Portobello Market.

Available now

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Approx Gross Internal Area = 119.5 sq m / 1286 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.

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