

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	47
(21-38) F	
(1-20) G	
	64

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	40
(21-38) F	
(1-20) G	
	58

Burrows Road, Kensal Rise, NW10 5SJ

Asking Price £435,000

Subject to Contract

- Two double bedrooms
- Modern fitted kitchen
- Solid wood flooring * Split level

- Sizable 19" reception room
- White three piece suite
- Potential for loft conversion

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.



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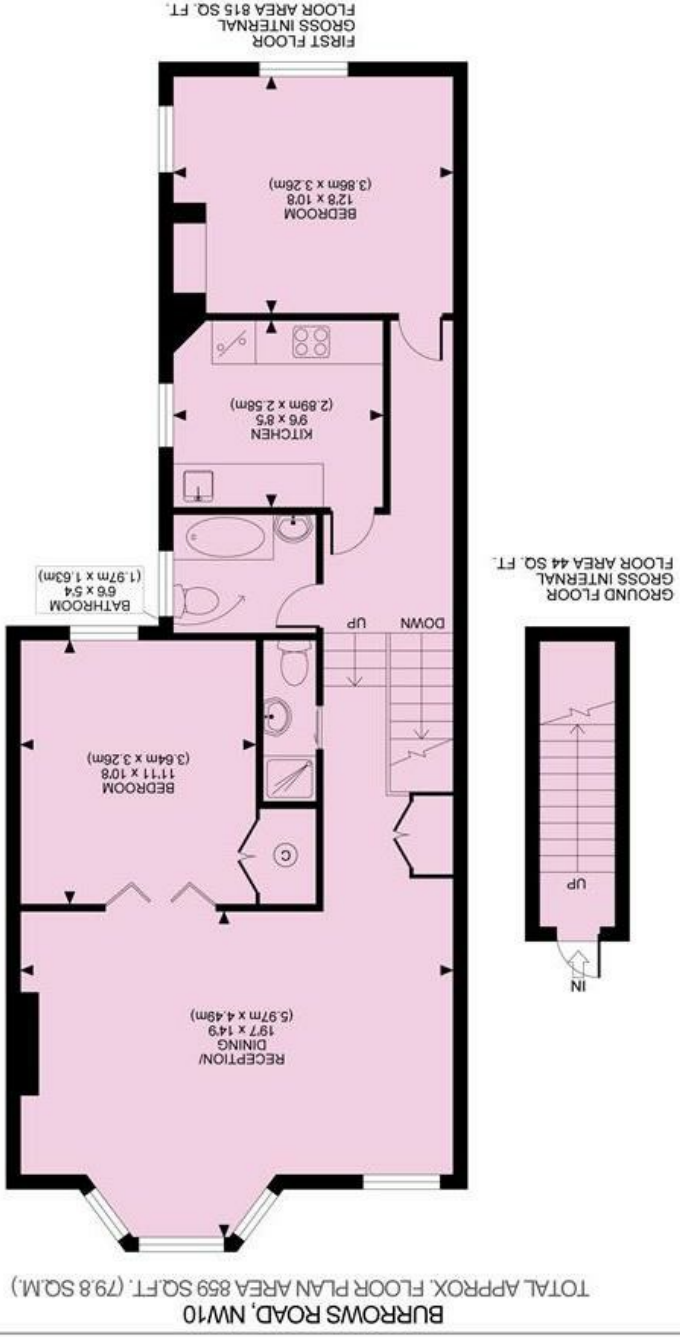
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Burrows Road, NW10 5SJ

Rare opportunity, larger than usual... bright & spacious, split level, two double bedroom apartment, on the first floor of this attractive end of terrace period style house. Boasting sizable 19" reception room, with the possibility of an extra large extension into the loft (subject to the usual consents), creating something rather special, compounded by the added feature of striped timber flooring, located in one of the top roads of the area.

Generously distributed property, offering over 859sq" of living accommodation, huge reception room into bay, dining area, separate kitchen with fitted appliances, partly tiled walls in bathroom combined W.C plus additional shower room combined W.C.

Burrows Road is considered one of the premier streets of Kensal Rise, found to be a quiet residential road. Only a short walk of both Kensal Green/Rise train stations, variety of shops, cafes/bars, restaurants of the buzzing, fashionable Chamberlayne Road, and Ladbroke Grove.



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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
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