



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

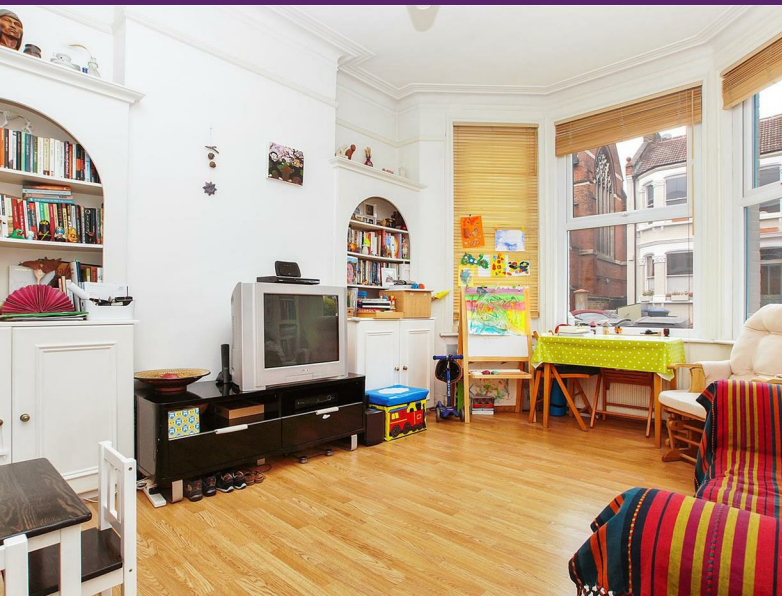
**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Bathurst Gardens, Kensal Rise, NW10 5JJ**

**£1,475 Per Month**  
Subject to Contract

- Two double bedrooms
- High ceilings in reception room
- Door to garden from modern kitchen
- Fully tiled walls in bathroom
- South facing garden with summer house
- Timber style flooring \* Perios features



## Bathurst Gardens, NW10 5JJ

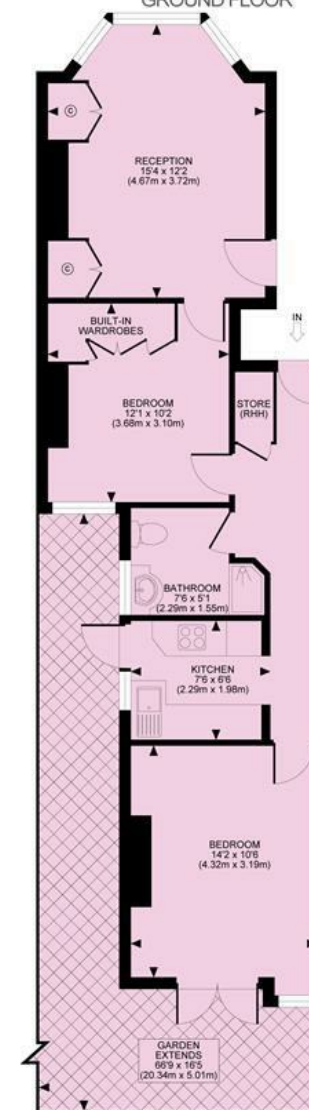
South facing landscaped rear garden... most unique lay out with two entrances, two double bedroom garden apartment on the ground floor of this period style house, boasting private south facing garden with large summer house to the rear connected with gas heating and electricity. The property benefits from timber style floorings, gas central heating and only a mere hop of the local amenities.

598sq" of living accommodation over one floor, comprising of high ceilings in a spacious reception room into bay window, door leading out to garden from a modern fitted kitchen, and white coloured three pieces fully tiled bathroom, with double glazed windows throughout.

Located on a wide tree lined road, within walking distance from the trendy, buzzing Chamberlayne Road with its bars/cafes, restaurants, shops, Kensal Green underground (Bakerloo Line) tube and Kensal Rise overground.



BATHURST GARDENS, NW10  
TOTAL APPROX. FLOOR PLAN AREA 598 SQ.FT. (56 SQ.M.)  
(EXCLUDING RESTRICTED HEAD HEIGHT)  
----- = RESTRICTED HEAD HEIGHT  
GROUND FLOOR



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

**Tenure**

**Price** £1,475 Per Month Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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