

LEIGH GARDENS, NW10
TOTAL APPROX. FLOOR PLAN AREA 1063 SQ.FT. (99 SQ.M.)



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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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Leigh Gardens, Kensal Rise, NW10 5HP

£2,500 Per Month

Subject to Contract

- Three bedrooms
- Door to garden from fitted kitchen
- South facing low maintenance garden

- High ceilings in through lounge
- Recently fitted contemporary bathroom
- High ceilings * Stripped timber floors



Leigh Gardens, NW10 5HP

Rustic feel, featuring exposed brick work & stripped timber flooring... bright and well distributed, three bedroom end of terraced house, which has just undergone redecoration, with private south facing low maintenance garden, located in an attractive broad side street off the buzzing, trendy Chamberlayne Road.

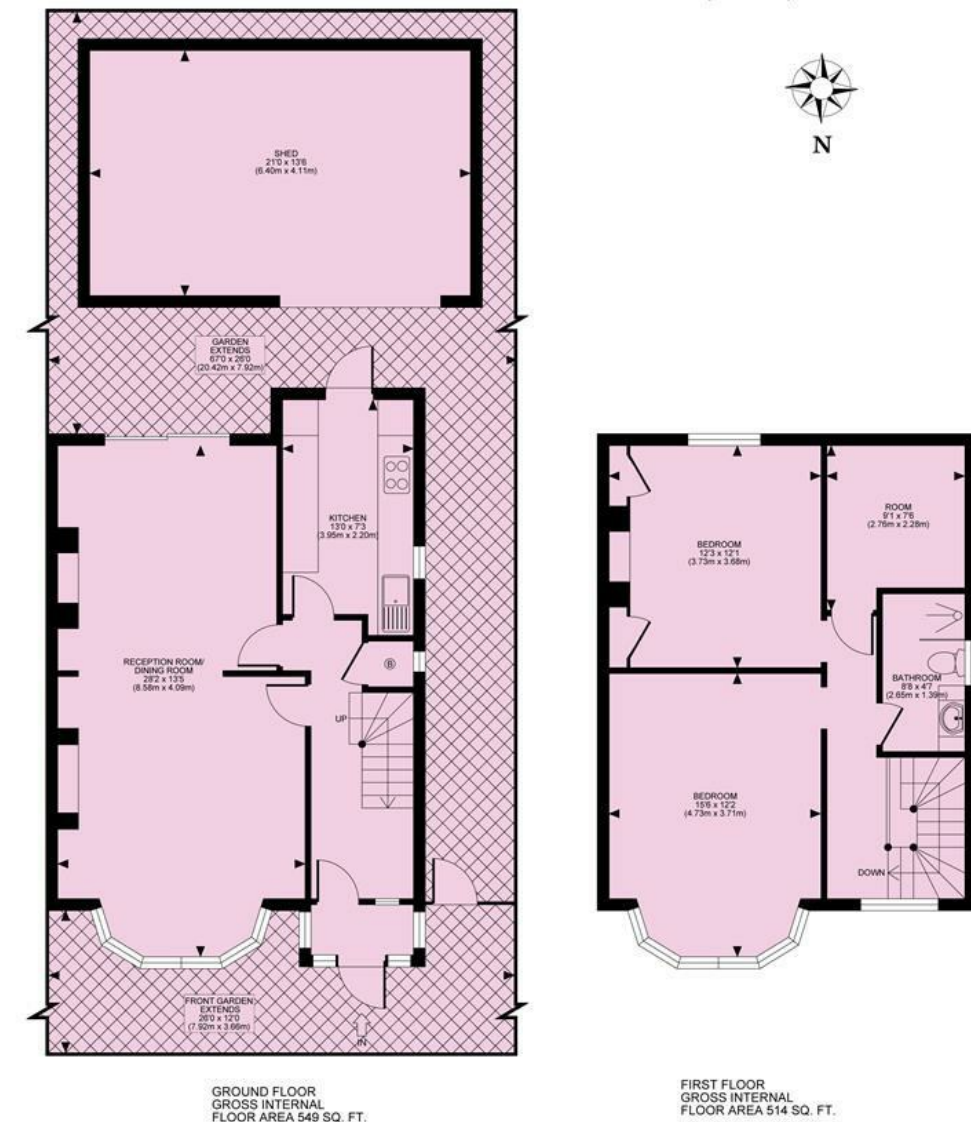
The property offers 1063sq" of living accommodation on two floors, comprising of high ceilings in 28" through lounge, door leading out to garden from a fitted kitchen, recently fitted contemporary style bathroom, and gas central heating throughout.

Ideally situated, a short walk of both Kensal Rise & Green train stations, variety of bars/cafes, restaurants, shopping facilities and numerous alternative transport links.

Available: 21st of February

WARWICK
ESTATE AGENTS
25 YEARS
EXPERIENCE

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Tenure

Price £2,500 Per Month Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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