

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	49
(21-38) F	
(1-20) G	61

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	45
(21-38) F	
(1-20) G	57

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.

College Road, Kensal Rise, NW10 3PE

£2,350 Per Month

Subject to Contract

- Three bedrooms plus office
- Newly fitted sizable kitchen/diner
- Own entrance maisonette
- Timber style flooring
- Reception room into bay window
- Contemporary style bathroom
- Period features



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FOR FAMILIES ONLY, CATS CONSIDERED

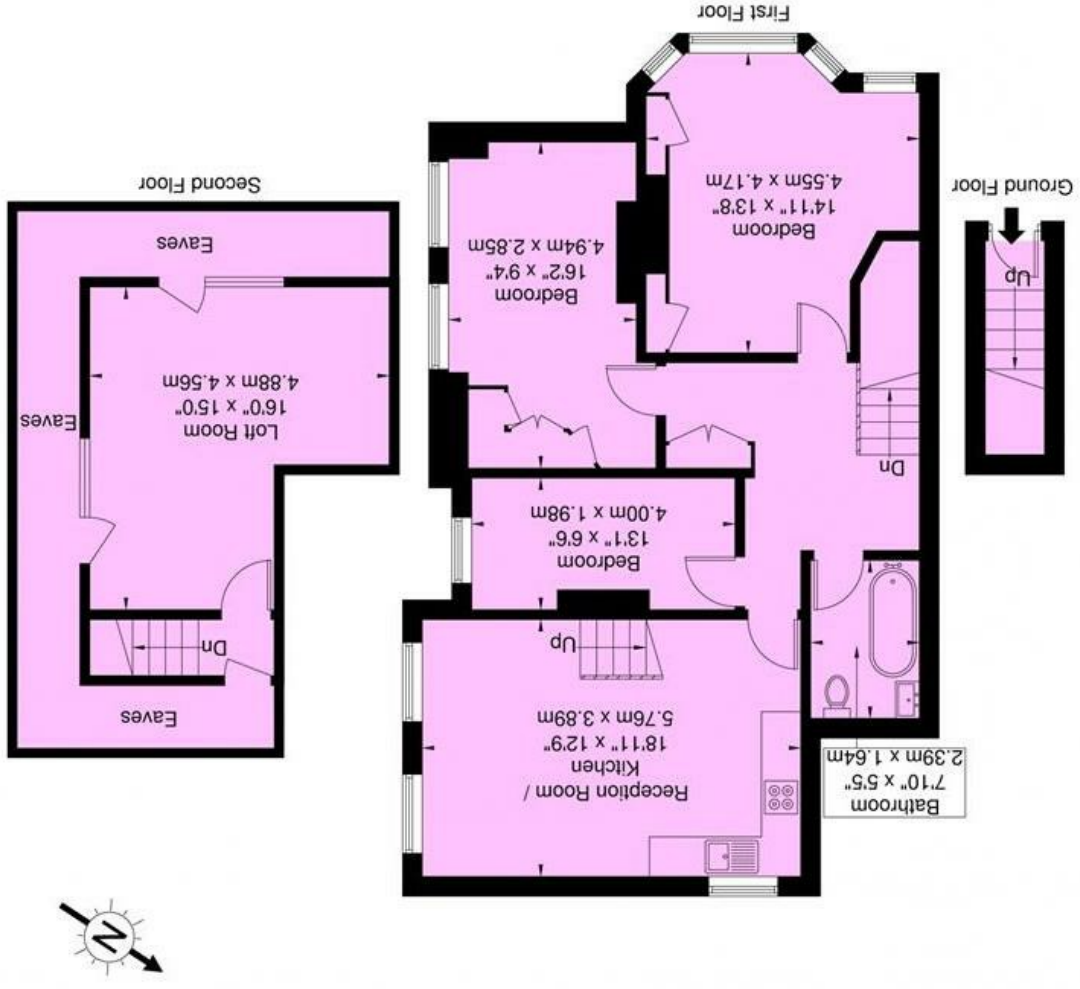
Own entrance, preference for families... spacious, well-proportioned three-bedroom maisonette with additional office room in the loft, which can not be slept in, on the first & second floor of this end-of-terraced period style house, benefiting from high ceilings & striped timber floors, located within a mere hop of both Kensal Green & Rise train stations.

The property offers a generous 1135 sq ft of living space over two floors, comprising of a reception room into bay window, sizable kitchen/diner, a modern fitted contemporary bathroom with Sandstone style tiling, and gas central heating.

Stone's throw of Kensal Green (Bakerloo Line) tube, variety of shopping & entertainment facilities of Chamberlayne Road. Ladbroke Grove is only a short walk away with Sainsbury's Superstore, Portobello Market, and numerous alternative transport links.

Available 18th March

College Road, NW10 3PE
 Approx. Gross Internal Area = 104.8 sq m / 1128 sq ft
 (Excluding Eaves)



BLEU PLAN
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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. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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