



**Energy Efficiency Rating**

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

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

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Leighton Gardens, Kensal Rise, NW10 3PT**

**£1,800 Per Month**  
Subject to Contract

- Two double bedrooms
- Contemporary white lacquered kitchen
- South facing rear garden
- Reception room over looking garden
- Fully tiled bathroom
- High ceilings





## Leighton Gardens, NW10 3PT

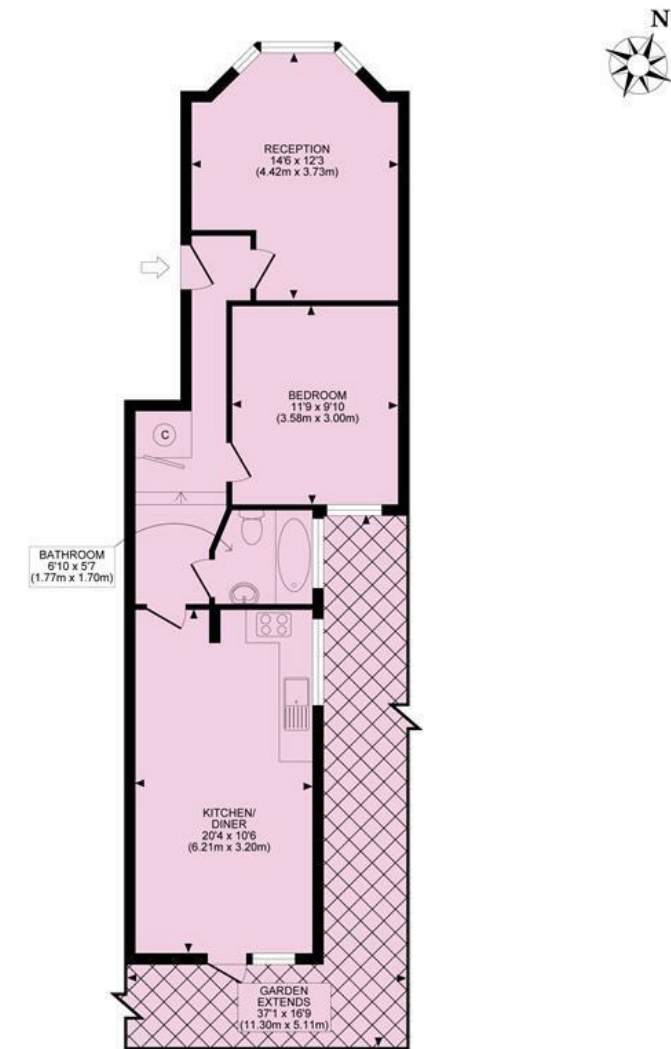
Newly refurbished to a high specification... bright and well-proportioned two double bedroom apartment, with south facing private rear garden, set on the ground floor of this Victorian mid-terraced house, boasting from high ceilings, located only a stones throw of local amenities.

The property comprises of two equal sized double bedrooms, patio doors leading onto garden from reception room, contemporary style white lacquered kitchen with stainless steel appliances, and modern fully tiled bathroom-combined w.c.

Leighton Gardens is a quiet residential street close to Chamberlayne Road with an enviable array of restaurants, bars and vintage stores. Transport links include Kensal Green (Bakerloo Line) tube, Kensal Rise Overground Train station and numerous bus routes.



LEIGHTON GARDENS GROUND FLOOR, NW10  
TOTAL APPROX. FLOOR PLAN AREA 612 SQ.FT. (57 SQ.M.)



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](http://www.zentuvo.co.uk)

**Tenure**

**Price** £1,800 Per Month Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



Tel: +44 (0)2 8960 9988  
Fax: +44 (0)2 8960 9989

Email: [mail@warwickestateagency.co.uk](mailto:mail@warwickestateagency.co.uk)  
[warwickestateagents.tv](http://warwickestateagents.tv) | [warwickestateagents.co.uk](http://warwickestateagents.co.uk)

69 Chamberlayne Road, London NW10 3ND  
Tel: +44 (0)20 8960 9988 Fax: +44 (0)20 8960 9989