

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	
(21-38) F	
(1-20) G	
66	74

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	
(21-38) F	
(1-20) G	
60	70

Buchanan Gardens, Kensal Rise, NW10 5AE

Asking Price £629,950

Subject to Contract

- Two double bedrooms
- South facing reception room
- Sizeable eat in kitchen/diner
- Fitted bathroom combined W.C
- High ceilings
- Double glazing
- Gas central heating
- New lease

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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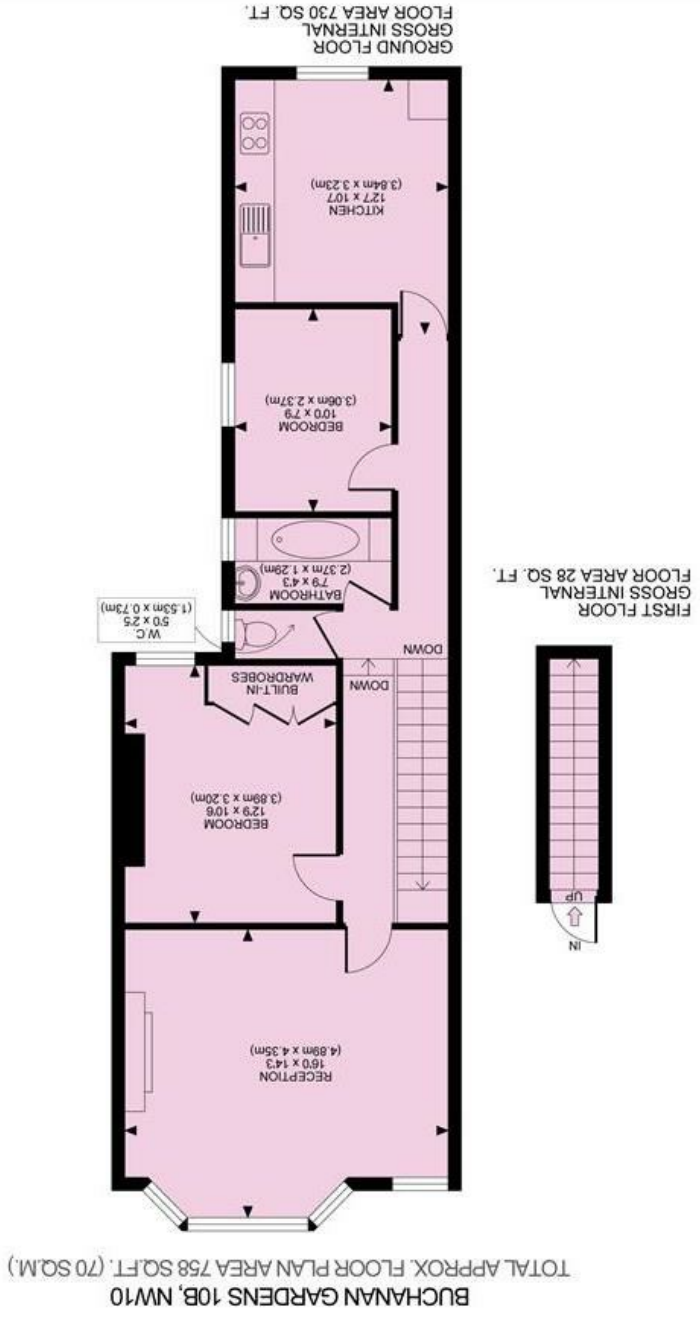


Buchanan Gardens, NW10 5AE

Attractive broad tree lined road... larger than usual with a lot of potential, presently arranged as a two double bedroom apartment with a new lease, on the first floor of this two stories mid-terraced period style house, only minutes from local transport facilities.

The property offers 758sq" of living accommodation over the entire floor, south facing with high ceilings in the reception room into bay window, sizeable fitted eat in kitchen and modern fitted bathroom combined W.C.

Buchanan Gardens is a sought after residential, broad, leafy lined Road, walking distance of both Kensal Rise & Green over/underground train stations, a variety of local shops on the trendy, buzzing Chamberlayne Road, and alternative transport links.



BUCHANAN GARDENS 10B, NW10
TOTAL APPROX FLOOR PLAN AREA 758 SQ.FT. (70 SQ.M.)

GROUND FLOOR
GROSS INTERNAL FLOOR AREA 730 SQ. FT.

FIRST FLOOR
GROSS INTERNAL FLOOR AREA 28 SQ. FT.

RECEPTION (16'0" x 14'3")
BEDROOM (12'9" x 10'6")
BEDROOM (10'0" x 7'9")
KITCHEN (12'7" x 10'7")
BATHROOM (7'9" x 4'3")
W.C. (5'0" x 2'5")
BUILT-IN WARDROBES

DOWN
UP



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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