

**Holland Road, Kensal Rise, NW10 5AH**

**£1,650 PCM**

Subject to Contract

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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

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>		
(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>		

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.

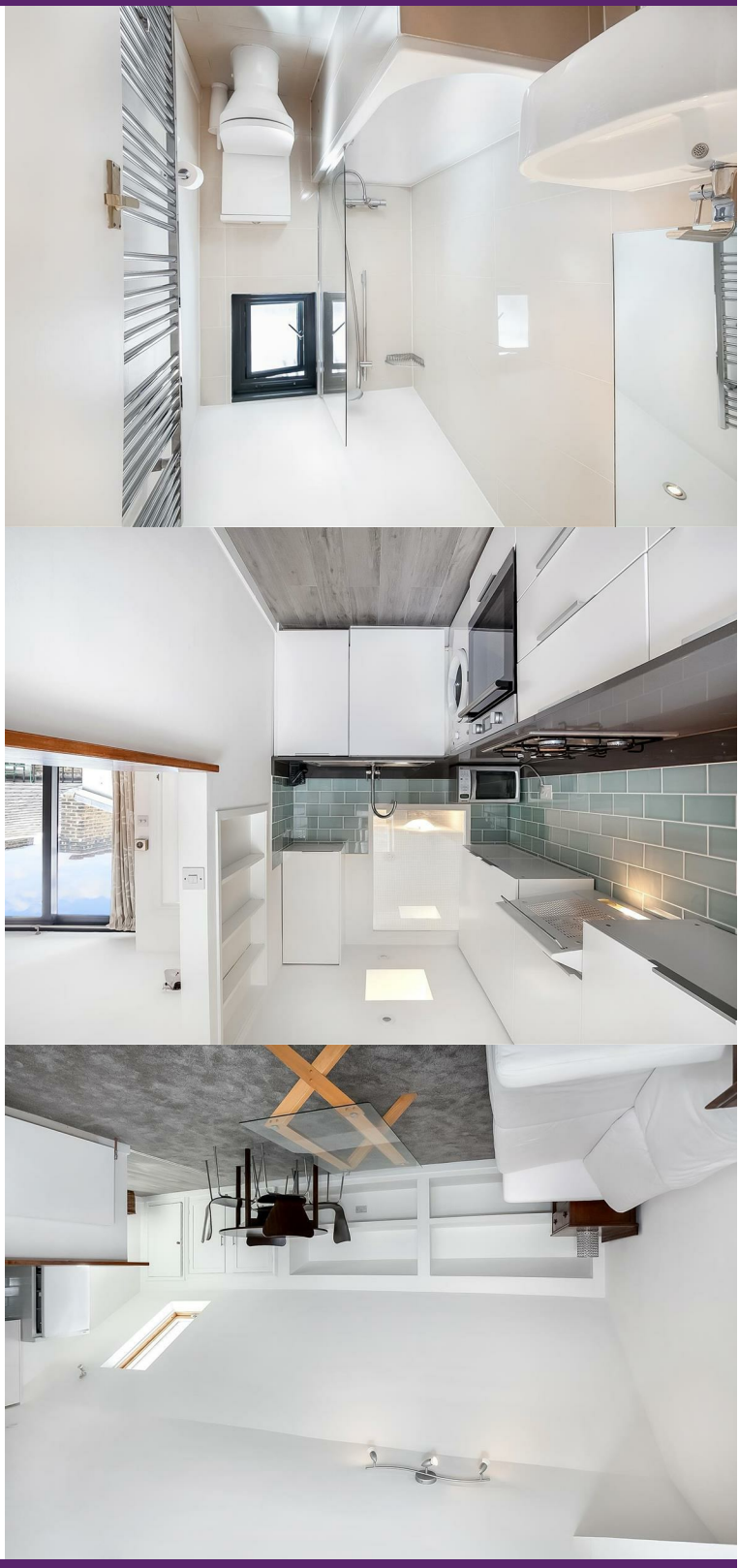
- Two double bedrooms
- Quartz worktops in newly fitted kitchen
- Roof terrace
- Newly fitted carpets
- Door to terrace from reception room
- Sandstone style tiling in newly fitted bathroom
- Gas central heating
- Black frame double glazed windows



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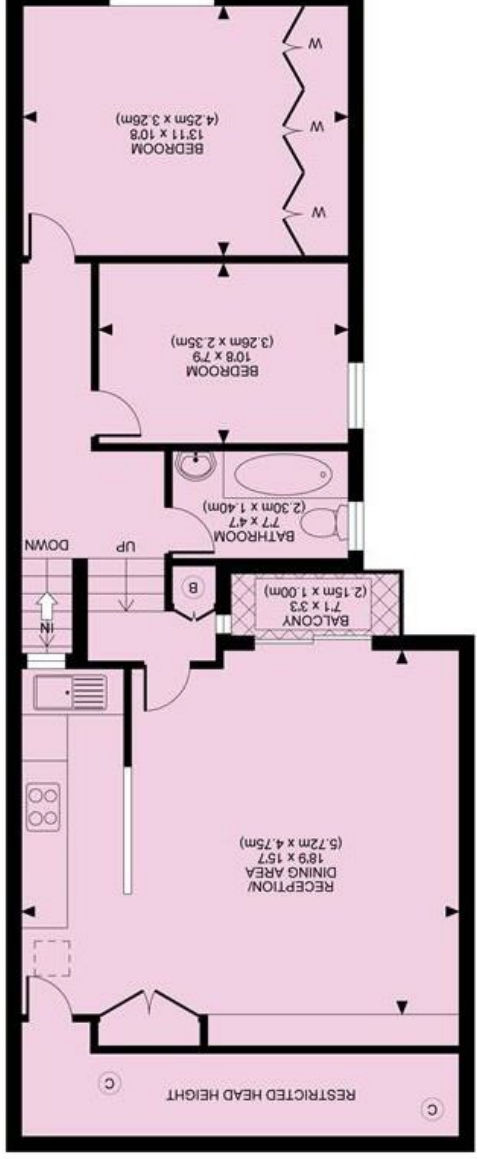
## Holland Road, NW10 5AH

Designed & newly refurbished to a high standard... beautiful part of the Road opposite the tennis courts in this board tree lined Avenue, is a spacious well proportioned two double bedroom apartment with small terrace. On the second floor of an attractive well maintained mid-terraced period style house, benefiting from newly fitted black frame double glazed windows & carpets throughout. Located within touching distance of numerous shopping and transport links.

The property offers a generous 680sq" of living space over the entire floor, comprising of patio doors leading out to the terrace from reception room, contemporary newly fitted kitchen with Quartz worktops, Sandstone style tiling & wall mounted taps in the newly fitted bathroom and gas central heating.

In walking distance of Kensal Green (Bakerloo Line) tube, Kensal Rise (Thames Link) train station, a variety of shopping & entertainment facilities of Chamberlayne Road. Ladbroke Grove is a short walk away with Sainsbury's Superstore, Portobello Market and a variety of alternative transport links.

HOLLAND ROAD, NW10  
 TOTAL APPROX. FLOOR PLAN AREA 680 SQ.FT. (63 SQ.M.)  
 (EXCLUDING RESTRICTED HEAD HEIGHT)  
 SECOND 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  
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