

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		

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		

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.

Chamberlayne Road, Kensal Rise, NW10 3NX

Asking Price £1,100,000

Subject to Contract

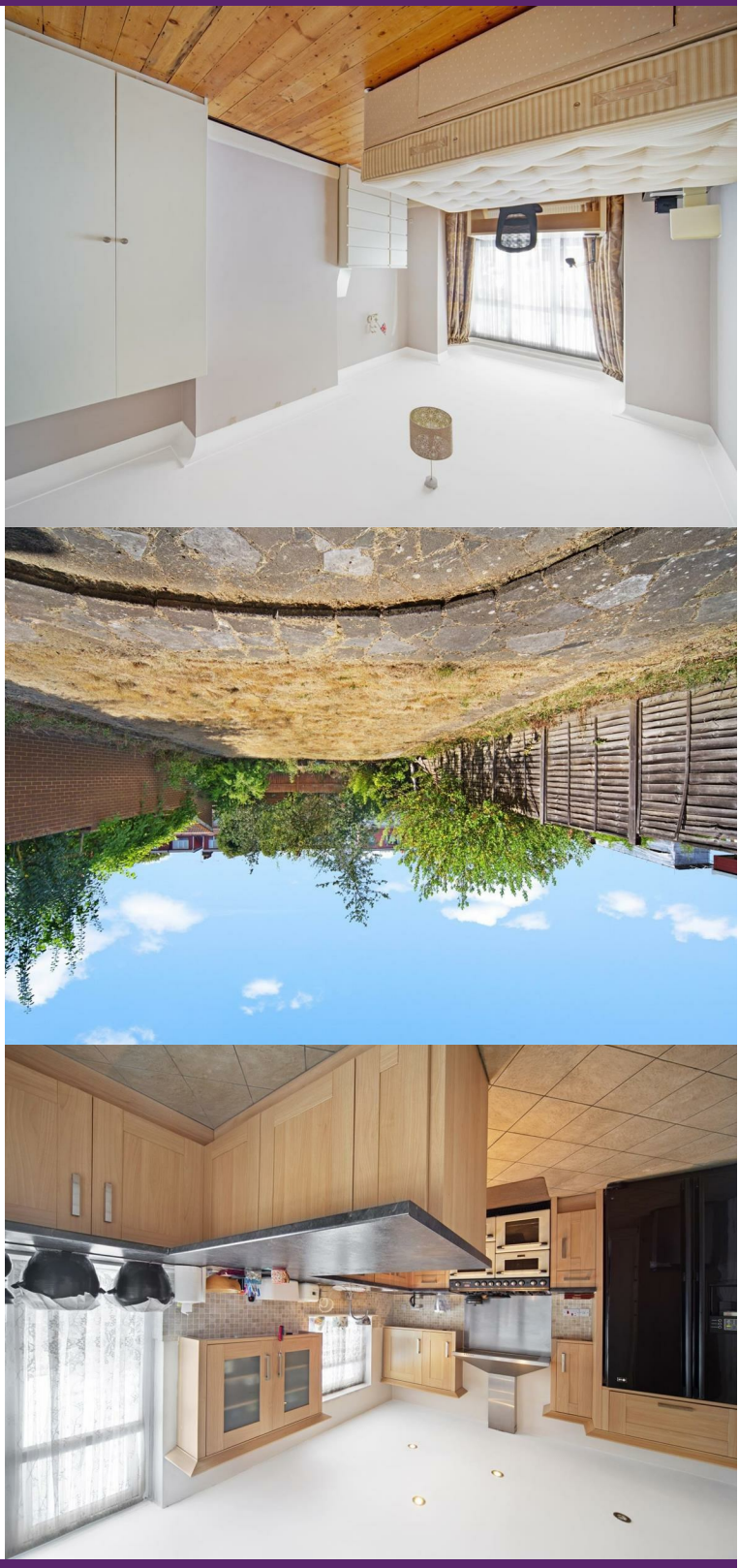
- Four bedrooms
- High ceilings in lounge
- Family bathroom
- 63 ft Rear garden
- Off street parking for several
- Sizeable reception room into bay window
- Modern fitted kitchen/diner
- Guest W.C with shower cubicle
- Garage
- Gas central heating & double glazed



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Chamberlayne Road, NW10 3NX

Great potential to extended this blank canvas to your own specification... double fronted semi detached four bed roomed house, with the possibility of extension to the loft & full width to the rear, (subject to the usual consents). 63 ft rear garden rear garden, mainly laid to lawn with patio area and path, drive with off street parking for several cars access to single integral garage, double glazing & gas central heating throughout. Set back from the trendy, buzzing Chamberlayne Road with its variety of shops, bars/cafes, restaurants, and numerous transport links which include Kensal Green (Bakerloo Line) tube and Kensal Rise (Overground) train station.

The property offers 1600 sq ft over two floors at present. Reception room into bay with solid timber flooring & high ceilings, French doors leading out to the garden from rear lounge, Pine style fitted kitchen, breakfast bar connected to matching worktop, freestanding Aga stove and low voltage lighting, modern fitted family bathroom, and guest W.C on the ground floor incorporating shower cubicle.

