

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		52	64
(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.

Leighton Gardens, Kensal Rise, NW10 3PU

£2,200 PCM

Subject to Contract

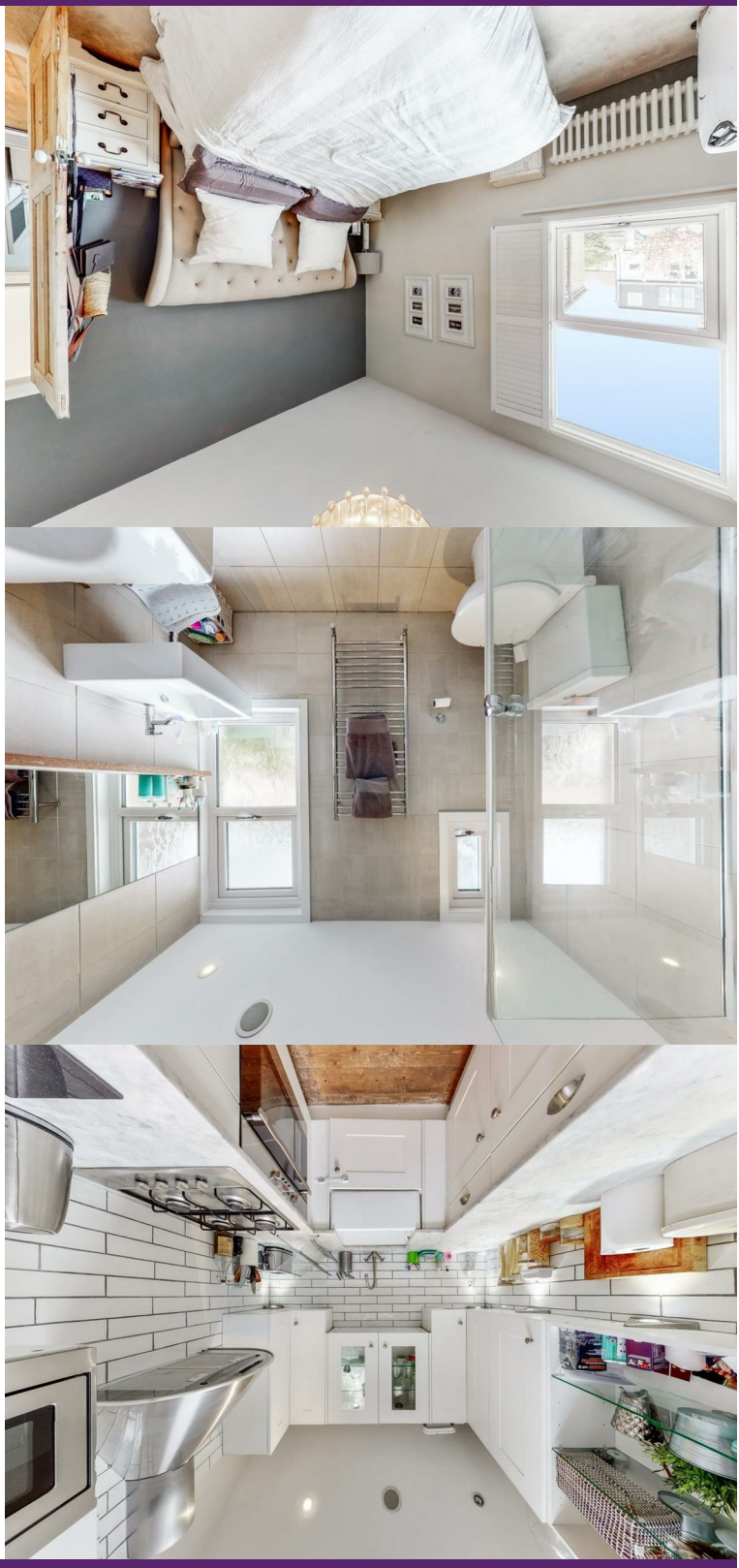
- Two double bedrooms
- Solid wood floors in south facing reception room
- Marble worktops and butler sink in kitchen
- Modern fitted family bathroom with bath & shower cubical
- On larged door frames and glass banisters
- Bespoke window blinds



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Leighton Gardens, NW10 3PU

Architecturally designed a most tasteful mix of contemporary and period-style features... a generous, larger than normal two double bedroom split level apartment, on the first floor of this end of terrace Victorian two-story property. Leighton Gardens is a short walk of the buzzing, trendy Chamberlayne Road with its abundance of amenities.

The property offers over 786 sq ft of living/entertaining space and has been refurbished & reconfigured to a high specification throughout, comprising of a south-facing bay-fronted reception room, with solid wood flooring which continues out to the upper hall area with a glass banister, a sleek kitchen with marble work surfaces, butler sink and a full range of fitted stainless steel appliances. A sizeable master bedroom with fitted wardrobes, features include a vaulted ceiling in the second bedroom and a modern fully tiled family bathroom with both shower & bath.

Aesthetically pleasing tree-lined road, sandwiched between College Road and Chamberlayne Road close to the amenities found on both with an array of local delis, restaurants, and bars/cafes available. Serviced by Kensal Rise & Kensal Green (Overground/Bakerloo) Stations and a variety of alternative transport facilities.

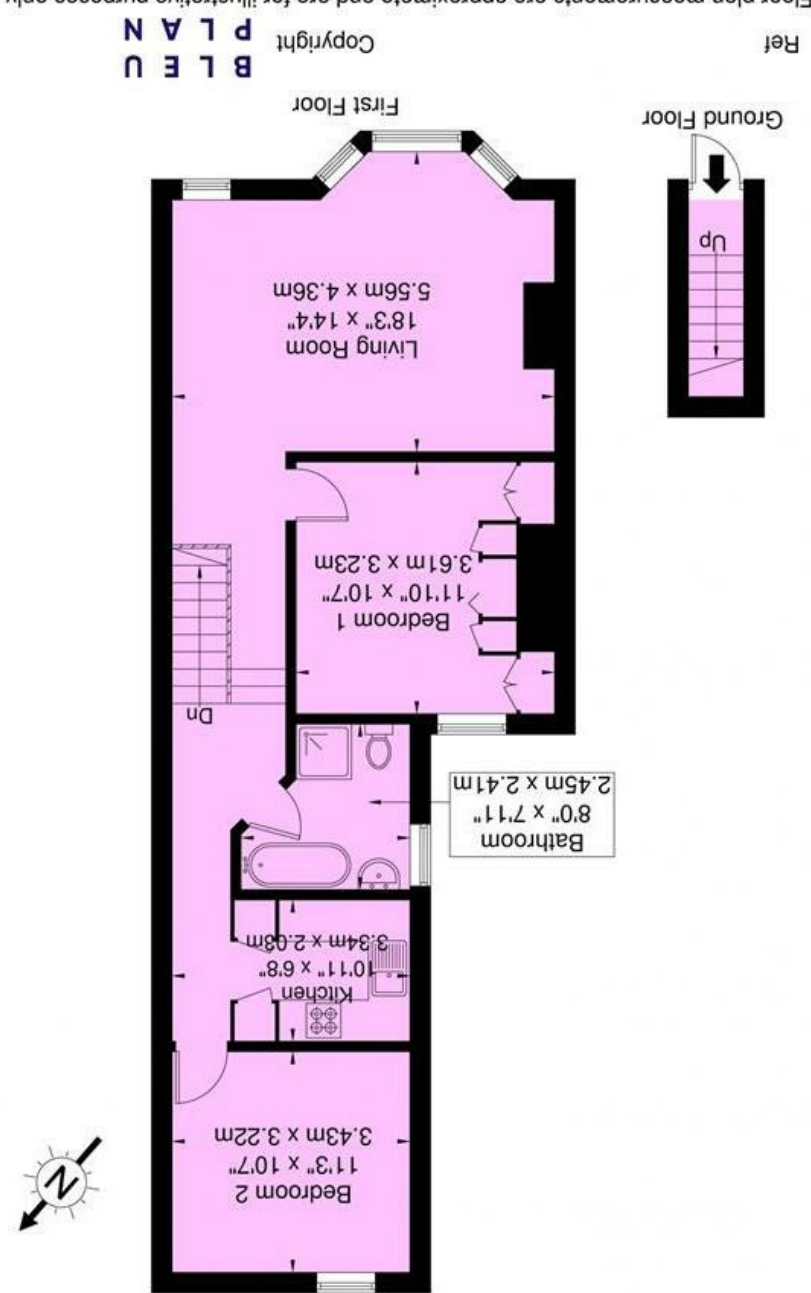
Available 31st January

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Approx. Gross Internal Area = 73.1 sq m / 786 sq ft



Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

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