

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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.

**Bathurst Gardens, Kensal Rise, NW10 5JJ**

**Asking Price £599,950**

Subject to Contract

- Share of freehold & the loft is in the demise of the lease
- Full width of house reception room
- Bathroom combined W.C
- Double glazed windows
- Two double bedroom
- Modern fitted kitchen
- Gas central heating
- Period features



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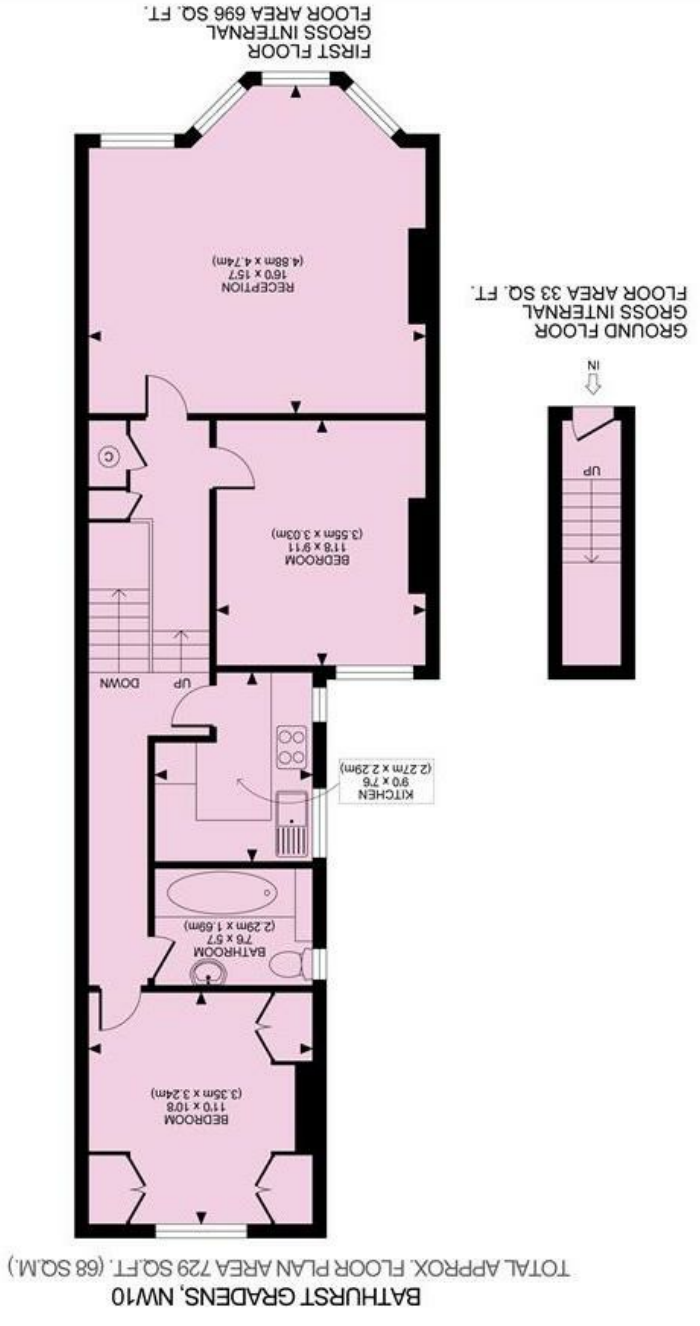
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Share of freehold and the loft is in the demise of the lease... larger than usual, split level two double bedroom apartment, on the first floor of this two-story period style house. With the added potential of converting the loft into additional living space, subject to the usual consents, equidistant Kensal Rise/Green train stations, and the buzzing, trendy Chamberlayne Road. The property offers 729 sq ft of living/entertaining space with the loft converted over 1000 sq ft, comprising at present of a sizable reception room into bay window and ornate slate fireplace, separate modern fitted kitchen, and bathroom combined W.C.

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BATHURST GRADENS, NW10  
 TOTAL APPROX FLOOR PLAN AREA 729 SQ.FT. (68 SQ.M.)

www.zentuvo.co.uk  
 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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