

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	75 → 81
(81-91) B	
(69-80) C	
(55-68) D	
(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.

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

**£2,250 PCM**

Subject to Contract

- Two bedrooms plus office/study
- Door leading out to garden from kitchen
- Separate W.C
- Sash windows & period fire-place
- Gas central heating
- High ceilings in reception room
- Modern fitted bathroom
- Private rear garden
- Carpeted throughout



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## Holland Road, NW10 5AH

THE THIRD BEDROOM CAN ONLY BE USED AS AN OFFICE.

Direct access to own private section of the rear garden... beautiful part of the Road lined Avenue, is a spacious well proportioned three-bedroomed apartment. On the first floor of an attractive well maintained mid-terraced period style house, benefiting from a great blend of period and modern features which include sash windows, fireplaces, and ceiling moldings. Located within touching distance of numerous shopping and transport links.

The property offers a generous 810 sq ft of living space over the entire floor, high ceilings in the reception room into bay sash windows, a door leading out to the garden from a functional fitted kitchen, modern fitted bathroom, separate W.C and gas central heating.

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

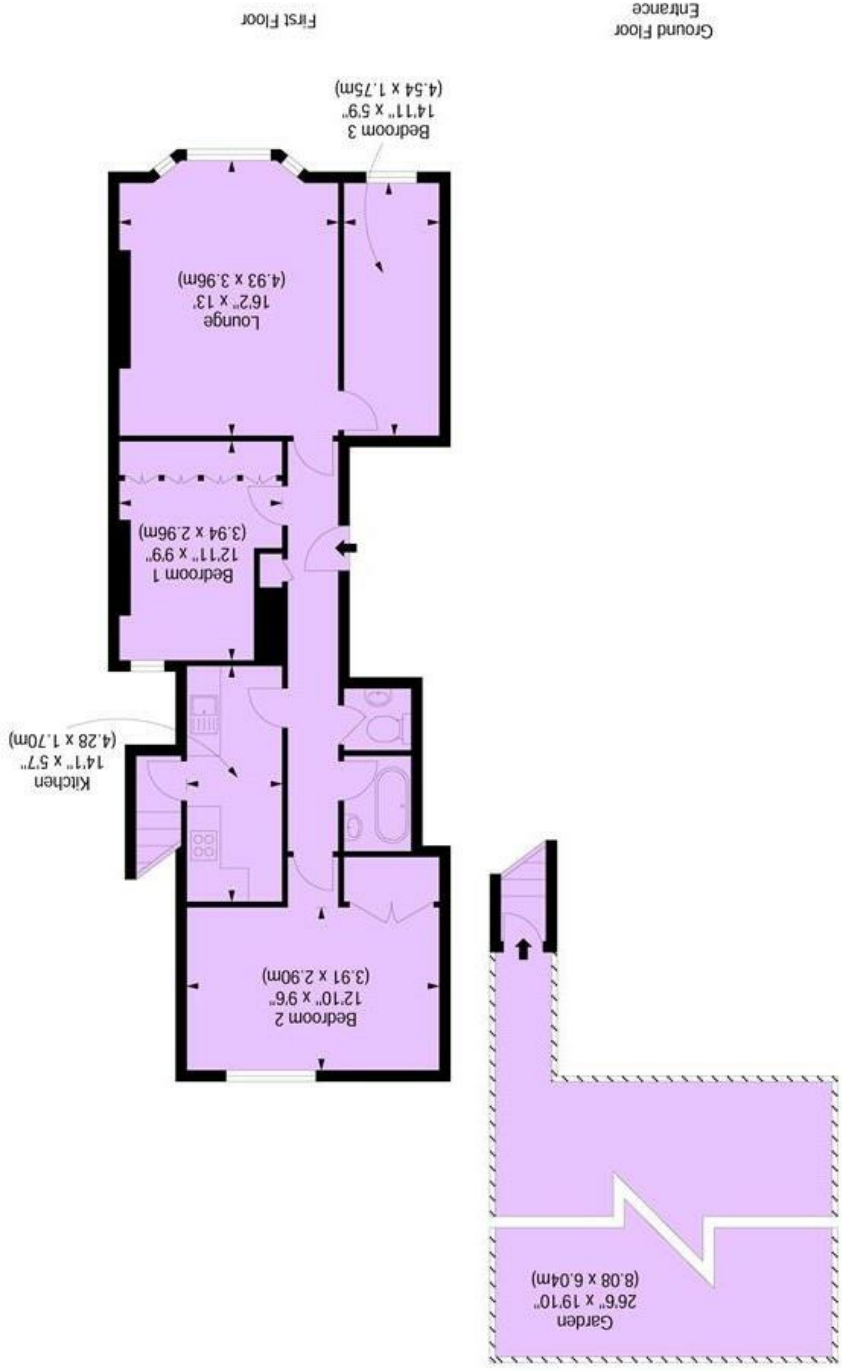
Available 1st April

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Approximate Gross Internal Area 810 sq ft / 75.25 sq m



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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