

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	76
(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	76
(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, London, NW10 3ND**

**Offers In Excess Of  
£550,000**  
Subject to Contract

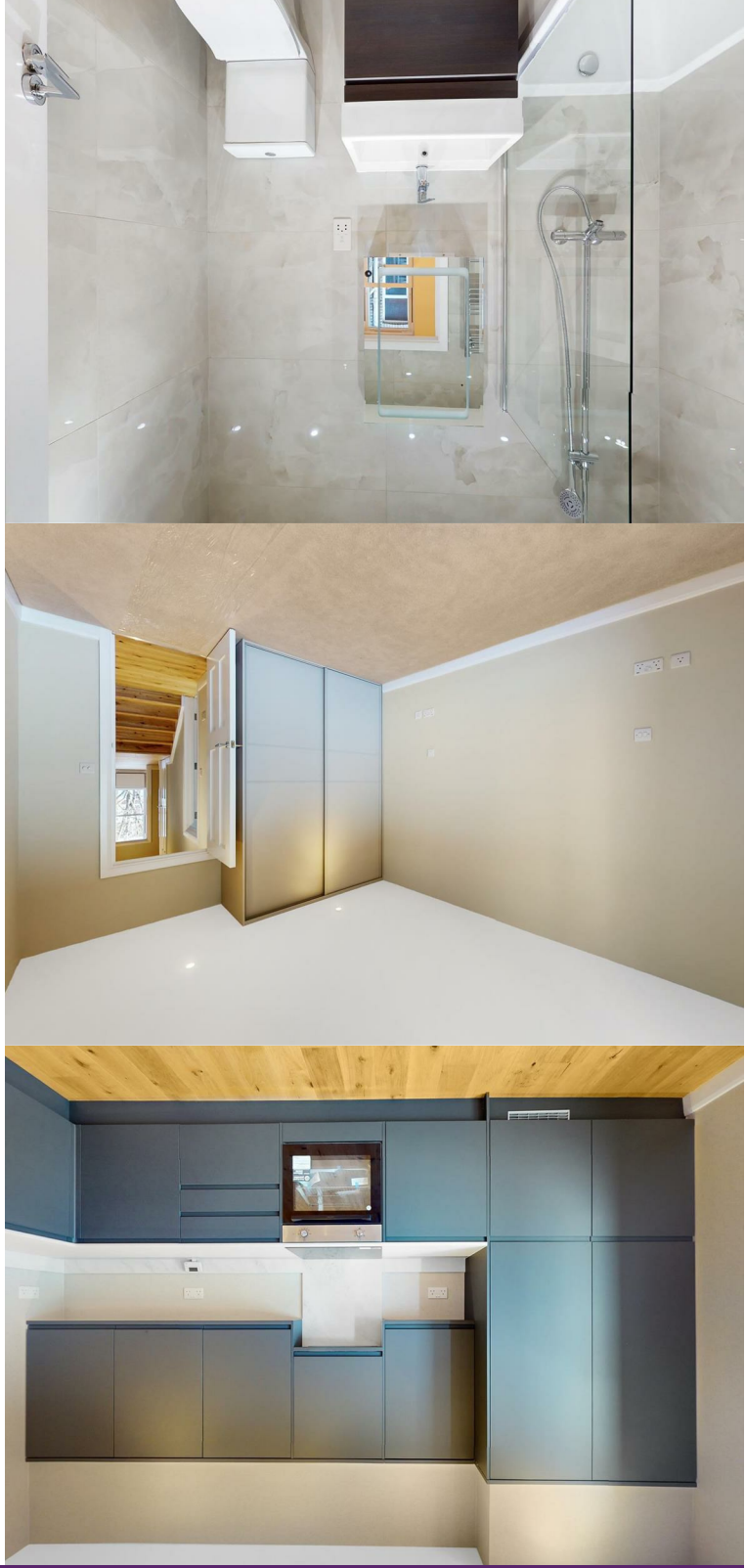
- Fitted wardrobes in main bedroom
- Split level
- Sizable reception room
- Intergrated appliances & marble worktops on kitchen
- In the heart of Kensal Rise only a short walk of "Queens Park" parklands
- Oak wooden flooring



Tel: +44 (0)2 8960 9988  
Fax: +44 (0)2 8960 9989

Email: mail@warwickstateagency.co.uk  
warwickstateagents.tv | warwickstateagents.co.uk

69 Chamberlayne Road, London NW10 3ND  
Tel: +44 (0)20 8960 9988 Fax: +44 (0)20 8960 9989

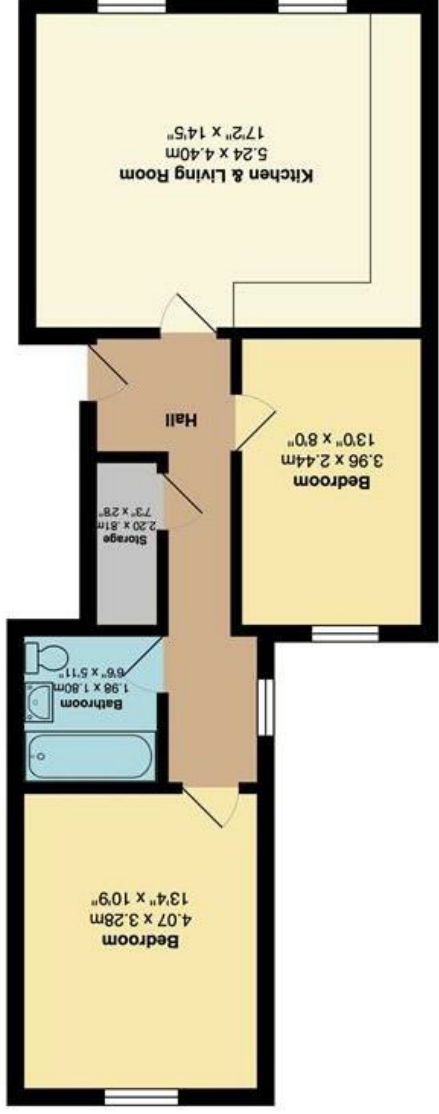


## Chamberlayne Road, NW10 3ND

Development of five luxury apartments over three floors... architecturally designed two double bedrooms finished to a high specification. Accessed via video entry-phone intercom from street level with marble worktops and bespoke fitted wardrobes in the main bedrooms. In the heart of this buzzing, trendy metropolis, with good transport links and a variety of bars/cafes and restaurants at your fingertips.

The properties range from 622 sq ft up to 747 sq ft of split-level living/entertaining space with low voltage lighting and double-glazed sash windows throughout. Sizeable reception rooms with dining area, with stylish fine hessian wallpaper, integrated appliances in a fully fitted contemporary style Corian kitchen and oak wooden flooring, fully tiled with large marble style slabs in the bathrooms, and carpets in the bedrooms, creating a warm and tranquil atmosphere.

Flat 1, 69-71 Chamberlayne Road, London, NW10 3ND



Total Area: 59.8 m<sup>2</sup> ... 644 ft<sup>2</sup>

All measurements are approximate and for display purposes only

69 Chamberlayne Road, London NW10 3ND  
 Email: mail@warwickestateagency.co.uk | warwickestateagency.co.uk  
 Tel: +44 (0)20 8960 9988 Fax: +44 (0)20 8960 9989

Tel: +44 (0)2 8960 9988  
 Fax: +44 (0)2 8960 9989

