



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.

Mostyn Gardens, Kensal Rise, NW10 5QU

£3,850 PCM

Subject to Contract

- Five double bedrooms
- Open plan kitchen
- South facing rear garden
- Lounge/dining room
- Separate utility room
- Broad tree lined road in close proximity of local amenities
- Some period features
- High ceilings
- Double glazed windows



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Mostyn Gardens, NW10 5QU

Substantial and most well-proportioned, ideal for sharers... bright & spacious five double bedroom mid-terraced, split level period style house, which has just been redecorated and some new carpets have been replaced. Benefiting from a private south facing rear garden, double glazed windows & gas central heating throughout.

The property offers over 2000 sq. ft of living/entertaining space in a contemporary style 21 ft. sq. fitted kitchen/dining room and lounge space, overlooking garden, bathroom on both levels, guest cloakroom, additional benefits include high ceilings, period features which include slate fire-place and some ceiling moldings.

Mostyn Gardens is an attractive tree lined residential road, just off Chamberlayne Road with its numerous cafes, bars/restaurants and assortment of local shops, only a five minute walk of Kensal Green/Rise under & over ground train stations, and straight over the Harrow Road is the trendy Ladbroke Grove and Portobello Market.

Available now.



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Approx Gross Internal Area = 132 sq m / 1421 sq ft
Garden = 59 sq m / 635 sq ft
Total = 191 sq m / 2056 sq ft



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PLAN

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum heights and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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