



Linden Avenue, Kensal Rise

NW10

£4,750 pcm

RIGBY & MARCHANT

Linden Avenue

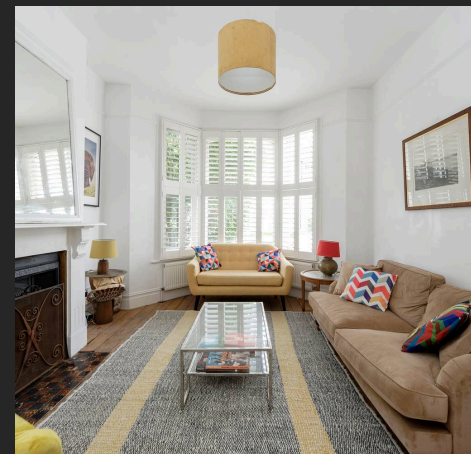
Kensal Rise, NW10

An elegant and well-presented furnished period family home, which has been fully extended and is situated on one of the most popular roads in Kensal Rise, NW10. Available immediately. This mid-terrace Victorian property provides flexible accommodation, offering in excess of 2000 sqft of space over just 2 principal floors, with the addition of a large attic conversion. Generous bedrooms sit above a handsome double reception, whilst the large kitchen dining area at the rear of the property opens directly onto an enviable west facing garden in excess of 36 feet in length. The property is located on the preferred section of Linden Avenue and presently sits within the Catchment Area for Ark Franklin Primary Academy and Princess Frederica C of E Primary School. Close to the green spaces of Queens Park and the shops and eateries on Chamberlayne Road and Salusbury Road, the location benefits from great transport links either from Kensal Rise Overground Station which links to Hampstead Heath eastbound or Clapham Junction

Council Tax band: TBD

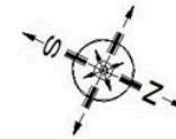
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



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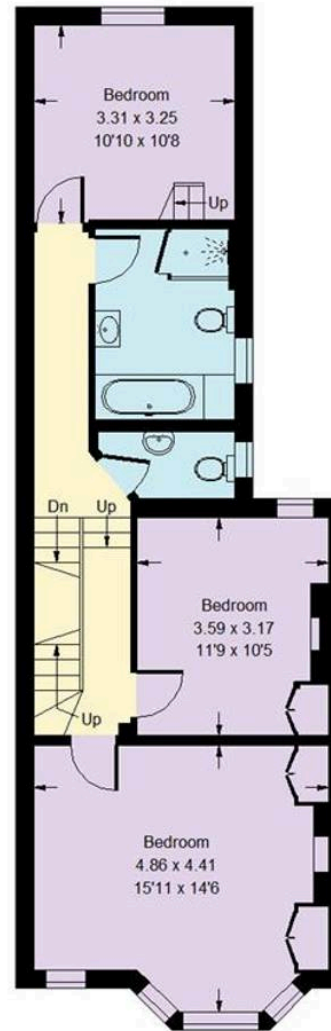
Approx. Gross Internal Area = 169.7 sq m / 1827 sq ft
 Mezzanine & Storage = 19.2 sq m / 207 sq ft
 Eaves Storage = 4.8 sq m / 52 sq ft
 Total = 193.7 sq m / 2086 sq ft
 (Excluding Void)



= Reduced headroom below 1.5 m / 5'0"



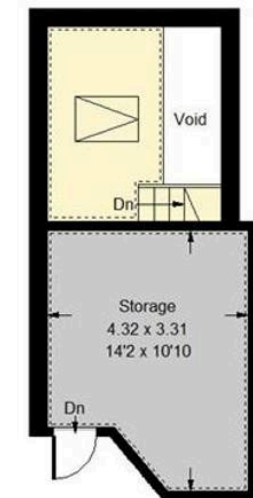
Ground Floor



First Floor



Second Floor



Mezzanine

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
 No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
 Plan is for illustration purposes only, not to be used for valuations.



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