

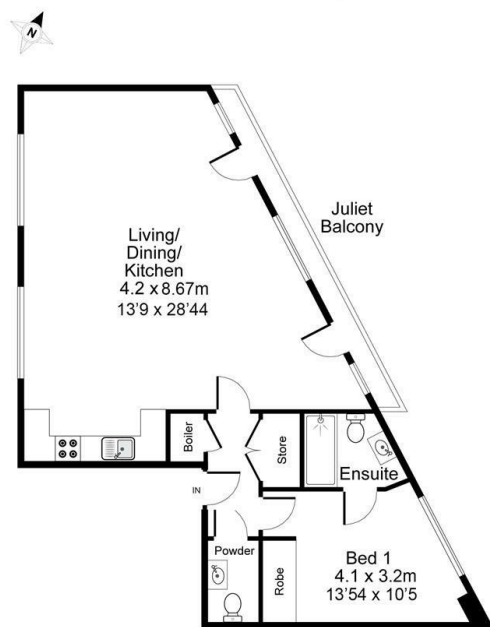


## Wellington Road, London

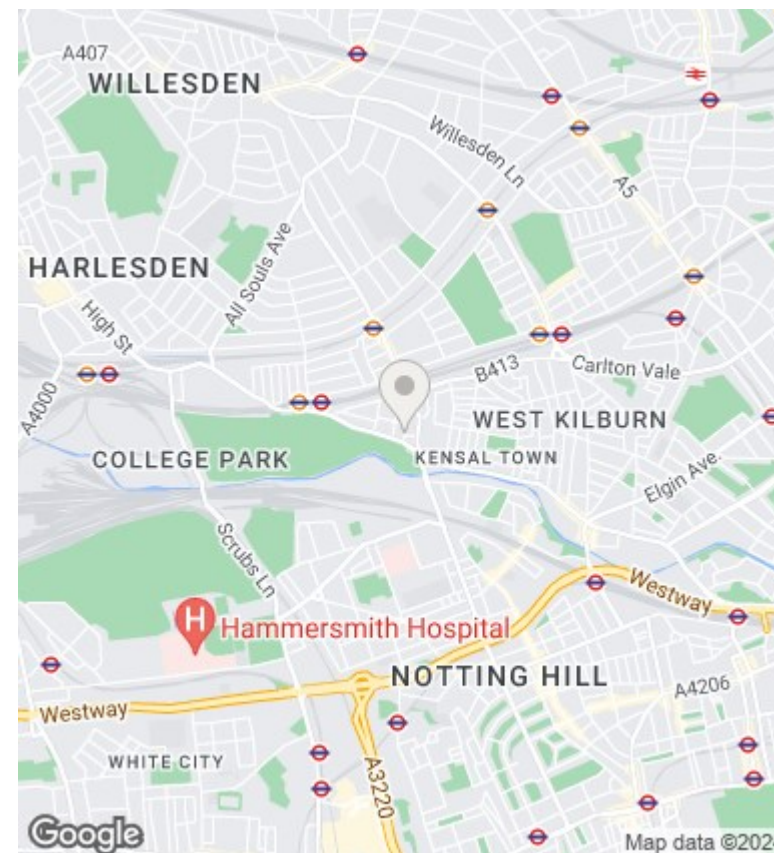
£385,000

- 1 bedroom
- Guest WC
- Courtyard gardens
- Large open plan living/kitchen
- 861 sq. ft.
- Ensuite bathroom
- Gated secure development

**Artisan Quarter, Wellington Road, NW10**  
 Approximate Area = 80 sq m / 861.1 sq ft  
 For identification only - Not to scale



FIRST FLOOR FLAT



## Directions

Wellington Road is a quiet residential street within walking distance of Kensal Green station (0.3 miles) which services the Bakerloo line and the London Overground, along with Kensal Rise station (0.4 miles) which also services the London Overground. Notting Hill and the Portobello Road area are easily accessible and the vibrant cafes, bars and restaurants on Chamberlayne Road are in walking distance. Ladbroke Grove station is also within 1 miles of the property and services both the Circle line

## Viewings

Viewings by arrangement only. Call +44 20 3300 3550 to make an appointment.

## Council Tax Band

D

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>	<b>76</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	