

—A—B—A—C—U—S—

K E N S A L R I S E

Clifford Gardens, Kensal Rise London, NW10

Abacus Estates are proud to offer this garden apartment located on this quiet residential street in the vibrant Kensal Rise area. The property has been finished to a very High standard. The property comprises of two double bedrooms, good size reception with bay windows, separate fully fitted kitchen, tiled three piece bathroom, entry phone and gas central heating. Further benefits include a well maintained private garden.



£450 Per Week

103 CHAMBERLAYNE ROAD • KENSAL RISE • LONDON NW10 3NS
T: 020 3815 5777 • E: KENSALRISE@ABACUSESTATES.COM • W: ABACUSESTATES.COM

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	80	82
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	82	80
EU Directive 2002/91/EC		