

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		

**Bathurst Gardens, Kensal Rise, NW10 5HX**

**Asking Price £575,000**

Subject to Contract

- Sizable two double bedroom aptment
- South facing full width recpetion room
- Share of freehold & 960 year lease
- Second floor extension potential
- White laquered kitcjen with steel handles

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.



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## Bathurst Gardens, NW10 5HX

Modern & rustic, spacious south facing apartment with the potential to extend into the loft... split level two double bedroom apartment on the first floor of this period style, mid-terraced two storey house, benefiting from a share of freehold & long lease.

The property offers a generous 732 sq ft of living space with south facing full width reception room, dining area, hardwood work tops in modern fitted eat in kitchen and bathroom combined W.C, additional benefits include timber style flooring, high ceilings, and some period features.

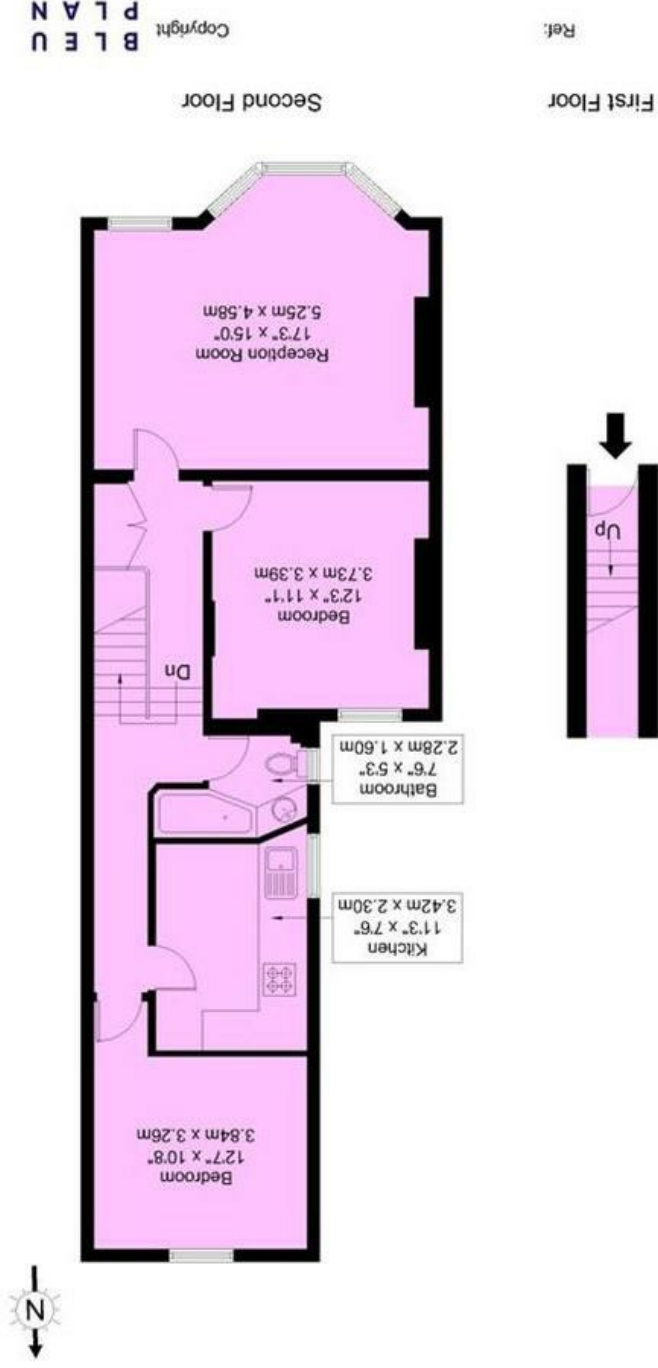
Bathurst Gardens is a sought-after residential, tree-lined Road, walking distance of both Kensal Rise & Green over/underground train stations, a variety of local shops, alternative transport links and Ladbroke Grove is within easy reach.

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## Kensal Rise, NW10 5HX

Approx Gross Internal Area = 68 sq m / 732 sq ft



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 lengths 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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B L E U  
P L A N

Second Floor

First Floor

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