



**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>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**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>		<b>78</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

**£1,750 PCM**

Subject to Contract

- Either a one bedroom or two double bedroom with no lounge
- Bathroom combined W.C
- Period features
- By an array of amenities
- Modern fitted kitchen
- Double glazed windows
- Split level



### Bathurst Gardens, NW10 5JJ

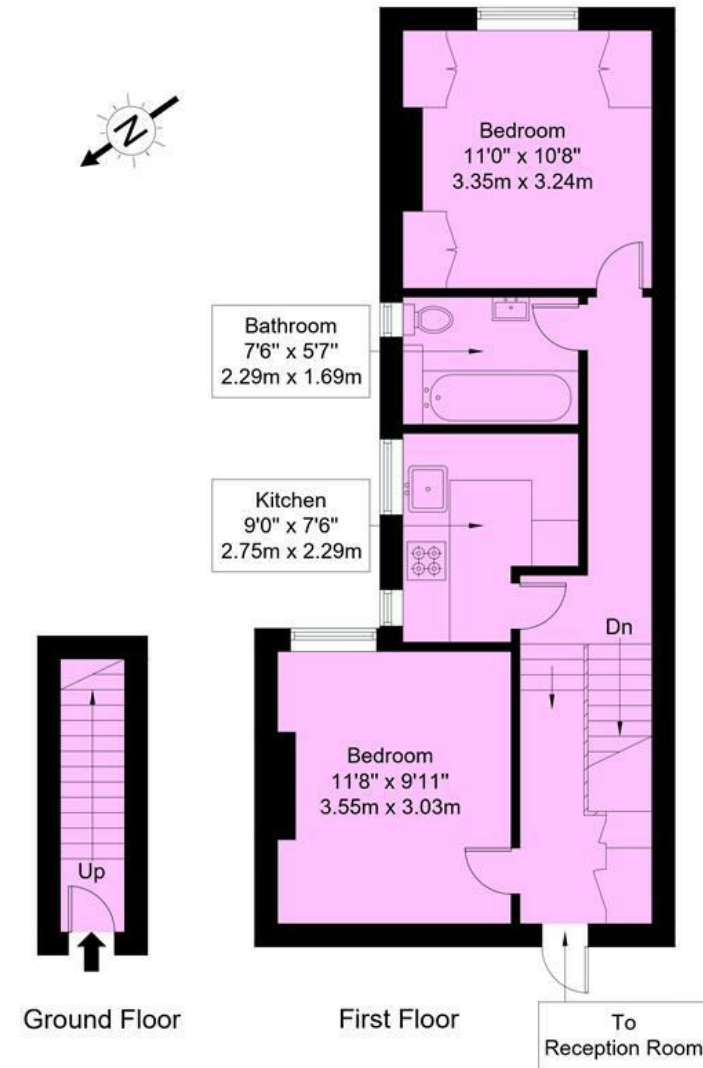
Ideal for sharers or a couple with lounge... split level, well proportioned one/two double bedroom apartment with some period features which include an imposing ceiling mouldings, set on the first floor of this two storey period style house, benefiting from double glazed windows & gas central heating throughout, within walking distance of Kensal Green & Kensal Rise train stations.

The property offers 550 sq ft of living space comprising of a spacious reception room, separate newly fitted kitchen and bathroom combined W.C.

Available now

## Bathurst Gardens, NW10 5HX

Approx Gross Internal Area = 46.6 sq m / 502 sq ft



Ref :

Copyright **BLEU 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 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. Copyright @ BLEUPLAN

### Tenure

**Price** £1,750 PCM Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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