

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	79
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
73	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	

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.

Mortimer Road, Kensal Rise, NW10 5QP

£2,150 PCM

Subject to Contract

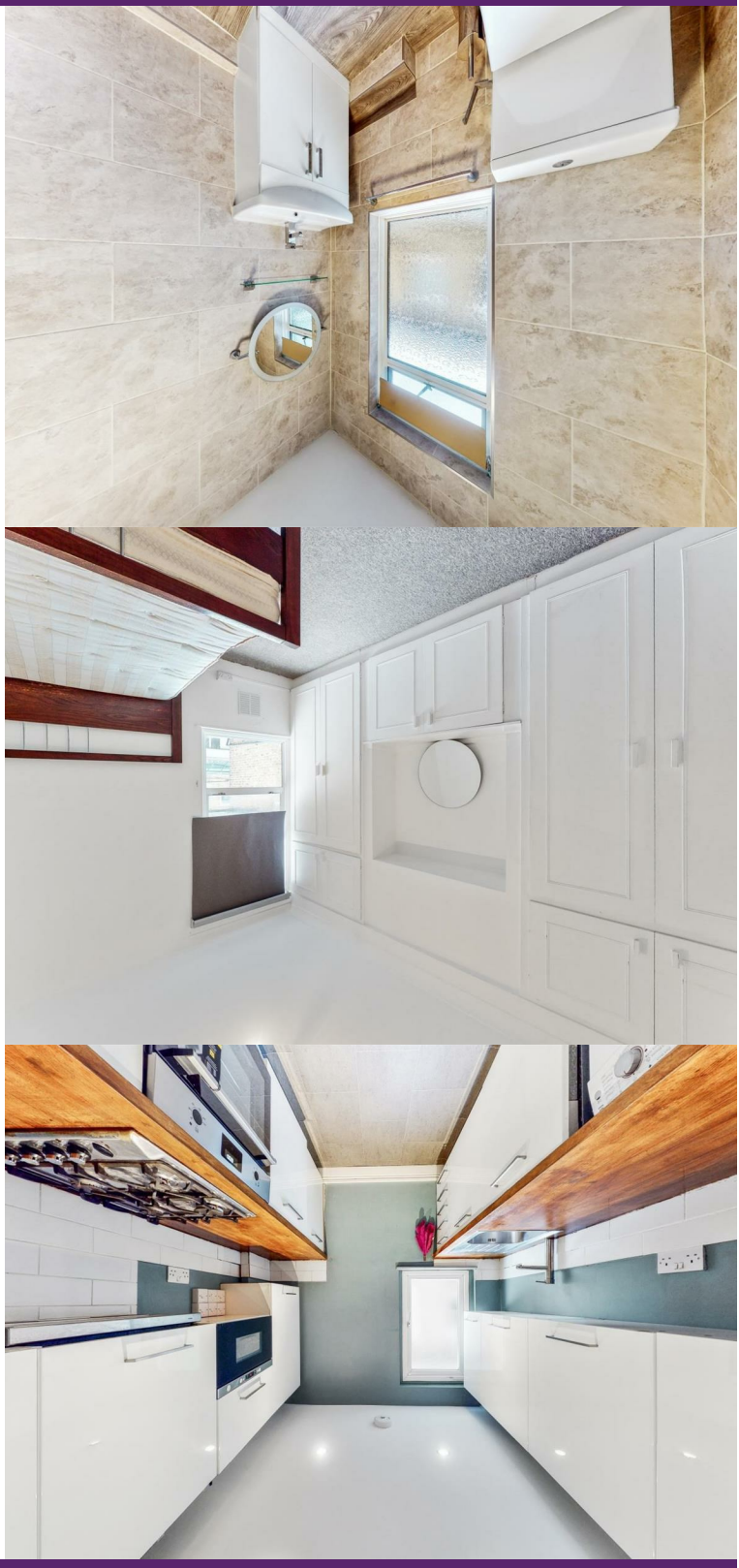
- Two double bedrooms
- Dining area
- Fully tiled bathroom
- By the buzzing, trendy Chamberlayne Road
- Window storage in full width south facing reception room
- Separate kitchen with hardwood worktops
- Close to Kensal Rise & Kensal Green



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Mortimer Road, NW10 5QP

South facing, full-width reception room with into bay storage and seating... spacious two double bedroom split level apartment, set on the first floor of a period-style mid-terraced house, boasting from a wood-style flooring, and in close reach of all local amenities.

The property offers 672sqft of living accommodation over the entire floor, comprising of sizeable south-facing reception room with into bay storage and seating, fully fitted white lacquered kitchen with hardwood worktops, a fully tiled modern shower room combined W.C. Located in this most sought after residential area, central to both Kensal Green & Kensal Rise train stations, a short walk of the trendy Chamberlayne Road that offers a variety of local shops, bars, cafes/restaurants, Ladbroke Grove/Portobello Market is within walking distance and numerous alternative transport facilities.

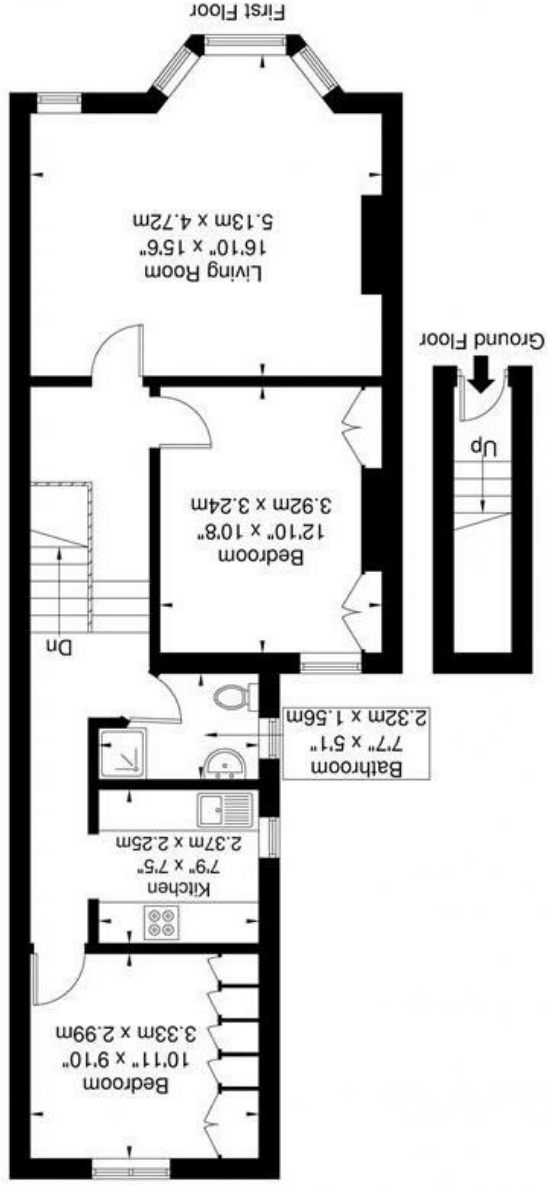
Available 27th November

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Mortimer Road NW10 5QP

Approx. Gross Internal Area = 70.4 sq m / 758 sq ft



BLEU PLAN
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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. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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