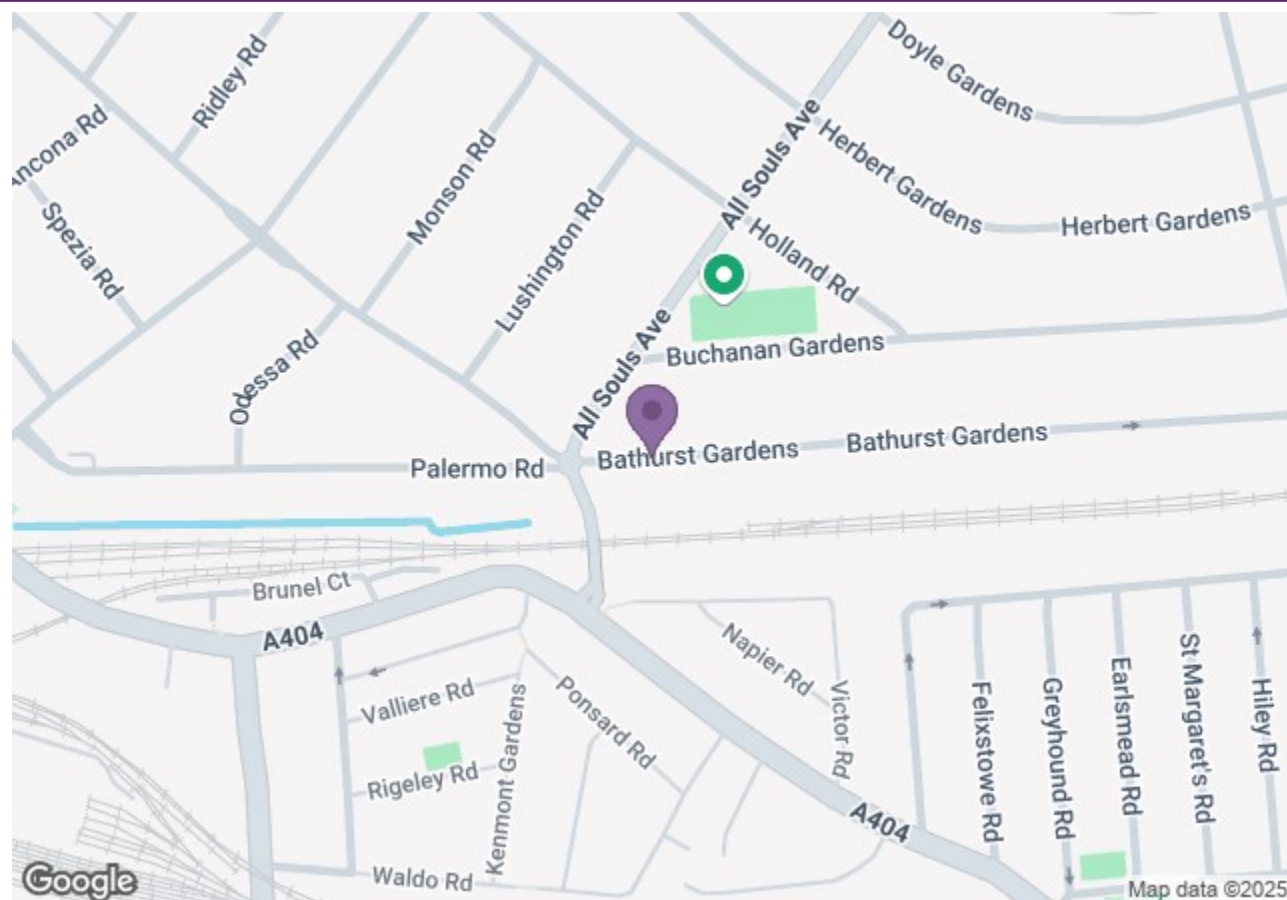




Bathurst Gardens, London, NW10 5HX

Asking Price £619,950

Subject to Contract

- Two bedrooms
- Private 60ft rear garden
- Wood style flooring
- Bi-folding doors over looking garden from a 26ft living space
- Sizable contemporary bathroom
- Low volatge lighting

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

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.



Bathurst Gardens, NW10 5HX

Architecturally designed and tastefully blending contemporary and period-style features, this generous two-bedroom, split-level apartment offers excellent potential to expand living space with a side return (subject to the usual consents). Located on the ground floor of a charming mid-terrace Victorian two-storey property, it also includes a private garden and is just a short walk from the vibrant, trendy Chamberlayne Road, with its abundance of amenities.

Spanning over 700 sq ft of living and entertaining space, this apartment has been thoughtfully refurbished and reconfigured to the highest standard throughout. The accommodation includes a bay-fronted double bedroom with high ceilings, a second bedroom overlooking the rear, and solid wood-style flooring that flows seamlessly throughout the property. The contemporary family bathroom features a combined WC, while the sleek kitchen boasts industrial-style work surfaces, a full range of fitted wall and base units, and integrated appliances. The adjacent dining area and snug lounge open up through bi-folding doors to a stunning 60ft two-tiered rear garden—ideal for indoor-outdoor living and entertaining.

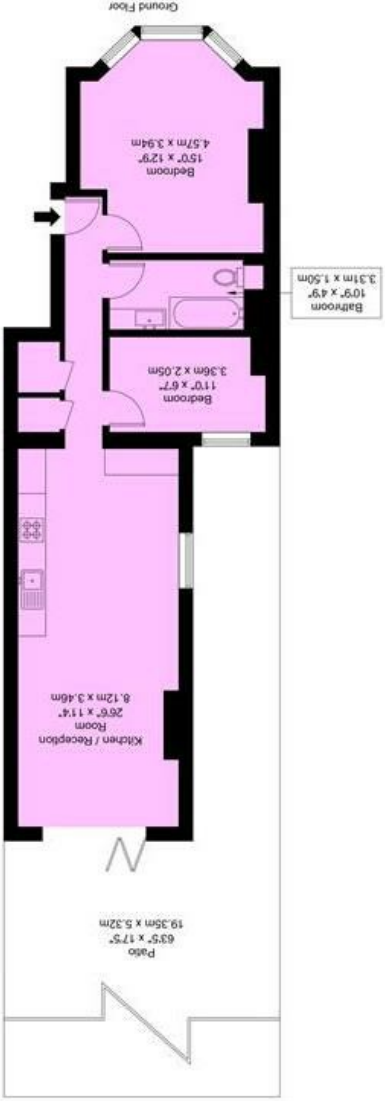
Bathurst Gardens is a peaceful, tree-lined residential road, just a stone's throw from both Kensal Rise and Kensal Green stations. The nearby Chamberlayne Road offers a diverse selection of local shops, bars, cafés, restaurants, and alternative transport options, making this a prime location for both convenience and lifestyle.

Tel: +44 (0)2 8960 9988
Fax: +44 (0)2 8960 9989



Bathurst Gardens, NW10 5HX

Approx Gross Internal Area = 65.01 sq m / 700 sq ft
Patio = 70.96 sq m / 764 sq ft
Total = 135.97 sq m / 1464 sq ft



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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.

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