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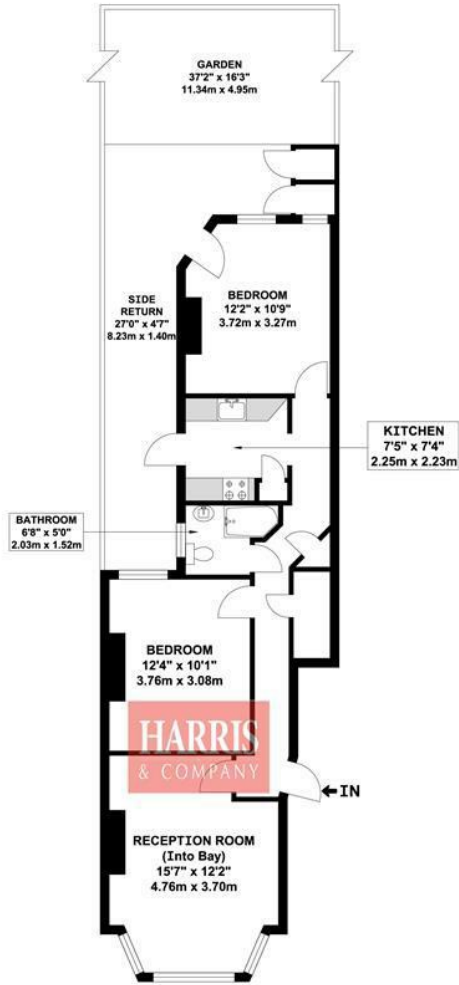
BATHURST GARDENS, KENSAL RISE, NW10
GUIDE PRICE £625,000 LEASEHOLD

A 2 double bedroom ground floor flat converted from a period property located on a popular road in Kensal Rise. The property retains some period features and further accommodation comprises of a 15ft south facing reception room. The kitchen and rear bedroom provides direct access to a private garden. Potential to extend subject to obtaining planning consents. No upper chain.

Location: The property is on the north side of Bathurst Gardens, easy walking distance to College Road with its family friendly cafes and Chamberlayne Road giving direct road access into Ladbroke Grove with its numerous bus routes. Offering excellent transport facilities with the equidistant links of Kensal Rise Overground and Kensal Green tube/BR station (Bakerloo line).



**BATHURST GARDENS
LONDON NW10**



APPROX. GROSS INTERNAL FLOOR AREA 619.78 SQ. FT / 57.58 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER. FLOOR PLANS ARE NOT DONE TO "SCALE".



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



106 Chamberlayne Road
Kensal Rise
London
NW10 3JN
T: 020 8969 1333
F: 020 8968 6873
www.harrisandcompany.co.uk
info@harrisandcompany.co.uk