



Bathurst Gardens, Kensal
Rise, NW10

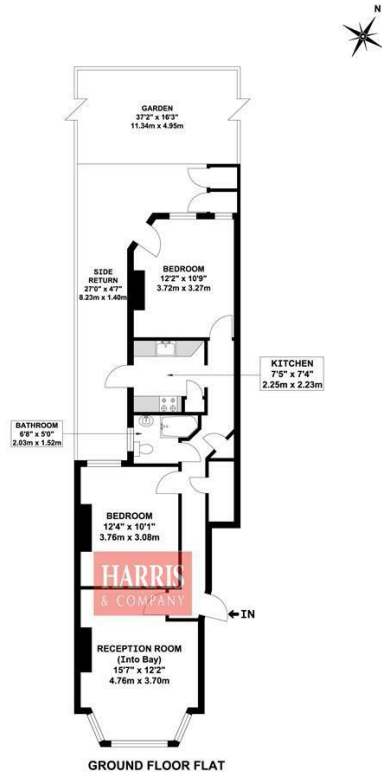
Guide Price £600,000 Leasehold

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.

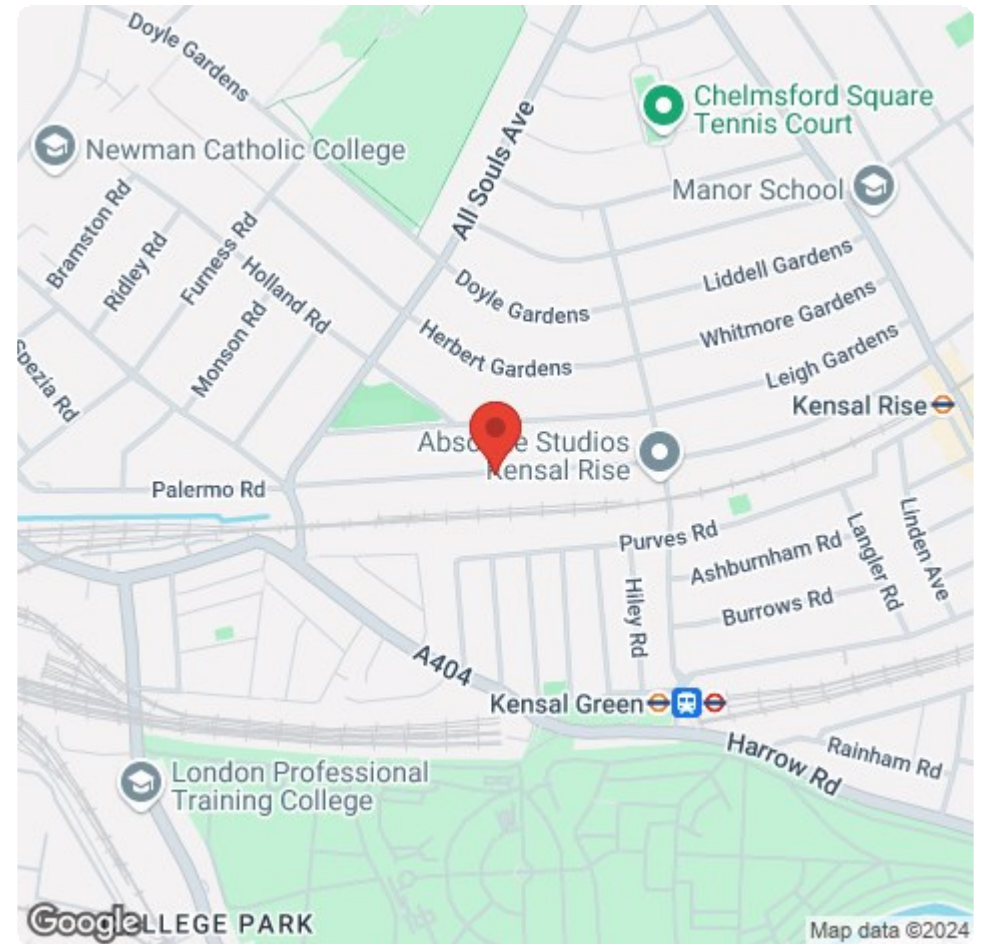
Location: The property is on the north side of Bathurst Gardens, easy walking distance to College Road with its family friendly cafes and Chamberlayne Road giving direct road access into Ladbroke Grove with its numerous bus routes. Offering excellent transport facilities with the equidistant links of 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
WHILE EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN DATA LISTED 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".



Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No Harris and Company employee has the authority to make or give any representation or warranty in respect of the property. Money laundering regulations 2003: Intending purchasers will be asked to provide identification documentation and we would ask for your co-operation to prevent delays in agreeing the sale.

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
-  info@harrisandcompany.co.uk
-  www.harrisandcompany.co.uk
-  020 8969 1333

**harris &
company**