

Wenlock & Taylor



81 Burrows Road
Kensal Green, NW10 5SJ

£2,200 Per Calendar Month



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We are pleased to offer a newly refurbished ground floor flat in this popular tree-lined street. The property is available unfurnished and comprises of two double bedrooms, reception, kitchen, bathroom/wc and sole use of garden. The tenant will also benefit from contractual garden maintenance which is included in the rental price. Located 100 metres from Kensal Green Station, the property is also close to Kensal Rise Station and the ample shops/bars/deli's of Chamberlayne Road and College Road.

Available: Now.

Energy Rating: 68/D.

Council Tax: Brent Band 'D'.



RECEPTION

14'04" x 12'02" (4.37 x 3.71)

Laminate floor, fireplace, double radiator, thermostat, window to front.

BEDROOM 1

11'10" x 10'03" (3.61 x 3.12)

Radiator, window to rear.

BATHROOM / WC

Pedestal wash hand basin, low level flush wc, bath with shower attachment over, part tiled walls, radiator, medicine cabinet.

KITCHEN

10'0" x 7'09" (3.05 x 2.36)

Gas central heating boiler, work surface, stainless steel sink unit, high & low level fitted units, fridge/freezer, gas hob,

electric oven, washing machine, double radiator, window, door to garden.

BEDROOM 2

10'07" x 9'08" (3.23 x 2.95)

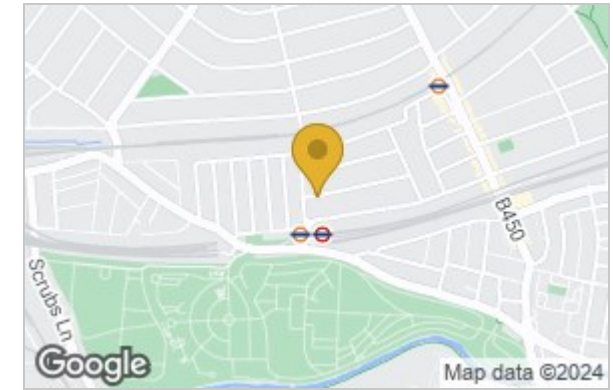
Double radiator, window to rear.

REAR GARDEN

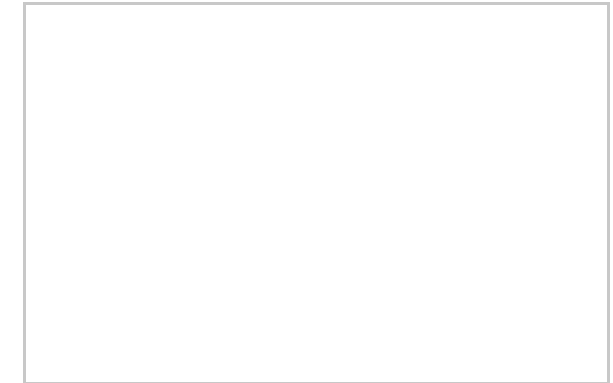
Sole use.



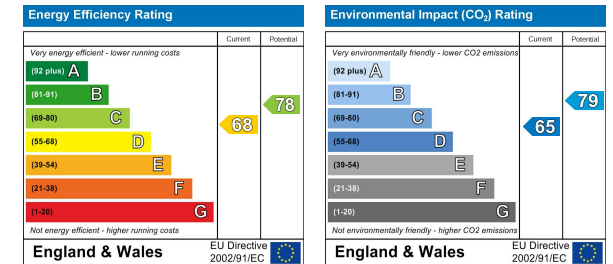
Area Map



Floor Plan



Energy Efficiency Graph



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 person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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