

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	66
(39-54) E			
(21-38) F			
(1-20) G			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	64
(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.

**Monson Road, Kensal Rise, NW10 5UP**

**£2,650 PCM**

Subject to Contract

- Three bedrooms
- 24 ft Reception room into bay
- Butler sink set into hardwood worktops in kitchen
- Recently fitted bathroom
- Mainly carpeted with some timber floors
- Sash windows
- Cornicings, picture rails & period fireplaces
- Permit parking
- Split level hallway



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

Email: mail@warwickstateagency.co.uk  
warwickstateagents.tv | warwickstateagents.co.uk

69 Chamberlayne Road, London NW10 3ND  
Tel: +44 (0)20 8960 9988 Fax: +44 (0)20 8960 9989



**Monson Road, NW10 5UP**

This exclusive property offers unique accommodation which is ideally located on a quiet tree-lined street in a well-maintained and most attractive period-style mid-terraced house.

The property comprises of a bright sizable accommodation, boasting a 24 ft reception room into bay with views over the rear garden, wooden style flooring

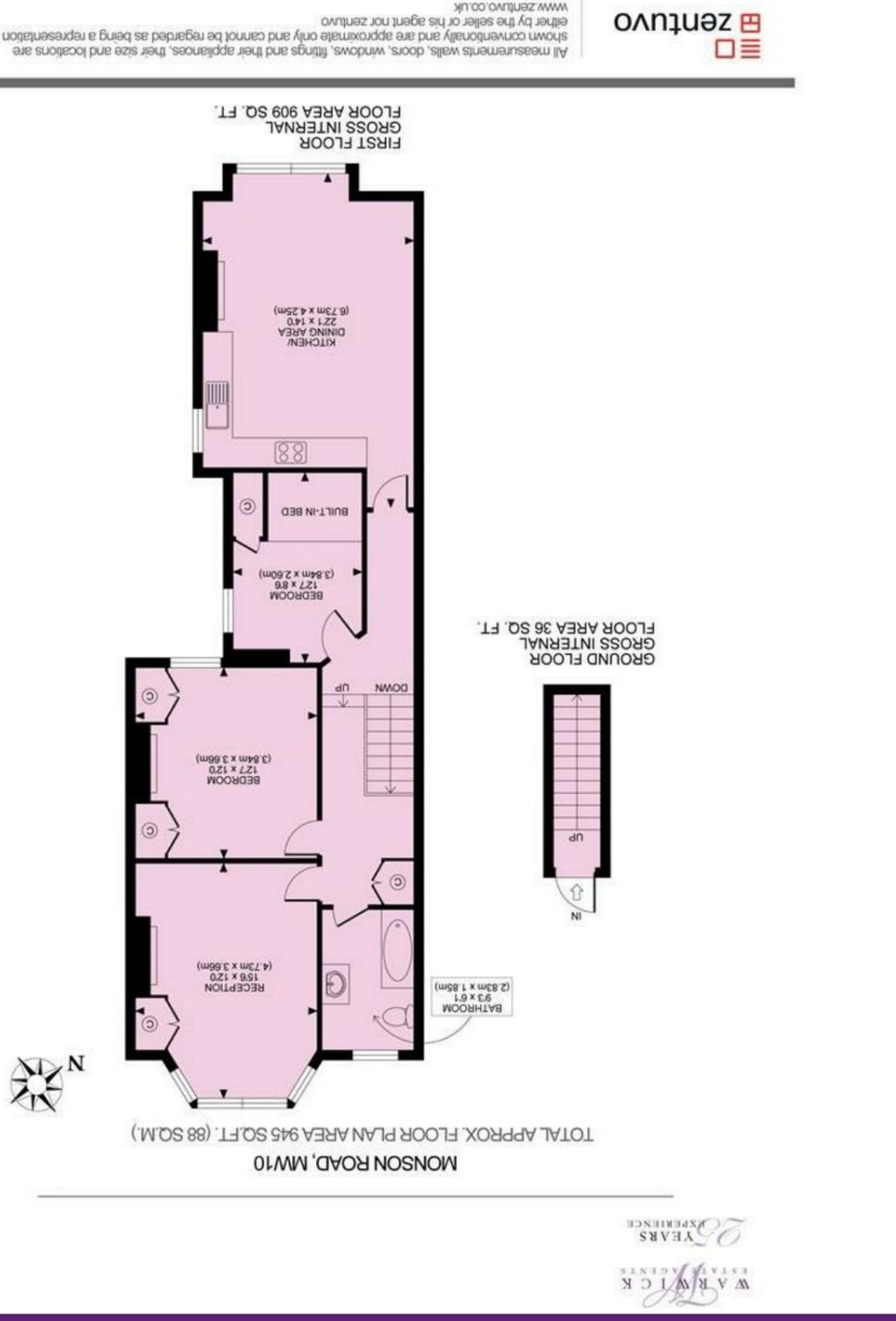
area in a newly fitted kitchen, a stunning master bedroom, two further spacious bedrooms, and a modern fitted bathroom combined w.c, all in immaculate

condition.

Situated on a residential side road, close to a good selection of local amenities, within walking distance of both Kensal Green & Willesden Junction over/underground stations and numerous alternative transport links.

Available early April

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



Email: mail@warwickestateagency.co.uk  
 69 Chamberlayne Road, London NW10 3ND  
 Tel: +44 (0)20 8960 9988 Fax: +44 (0)20 8960 9989  
 warwickestateagents.tv | warwickestateagents.co.uk