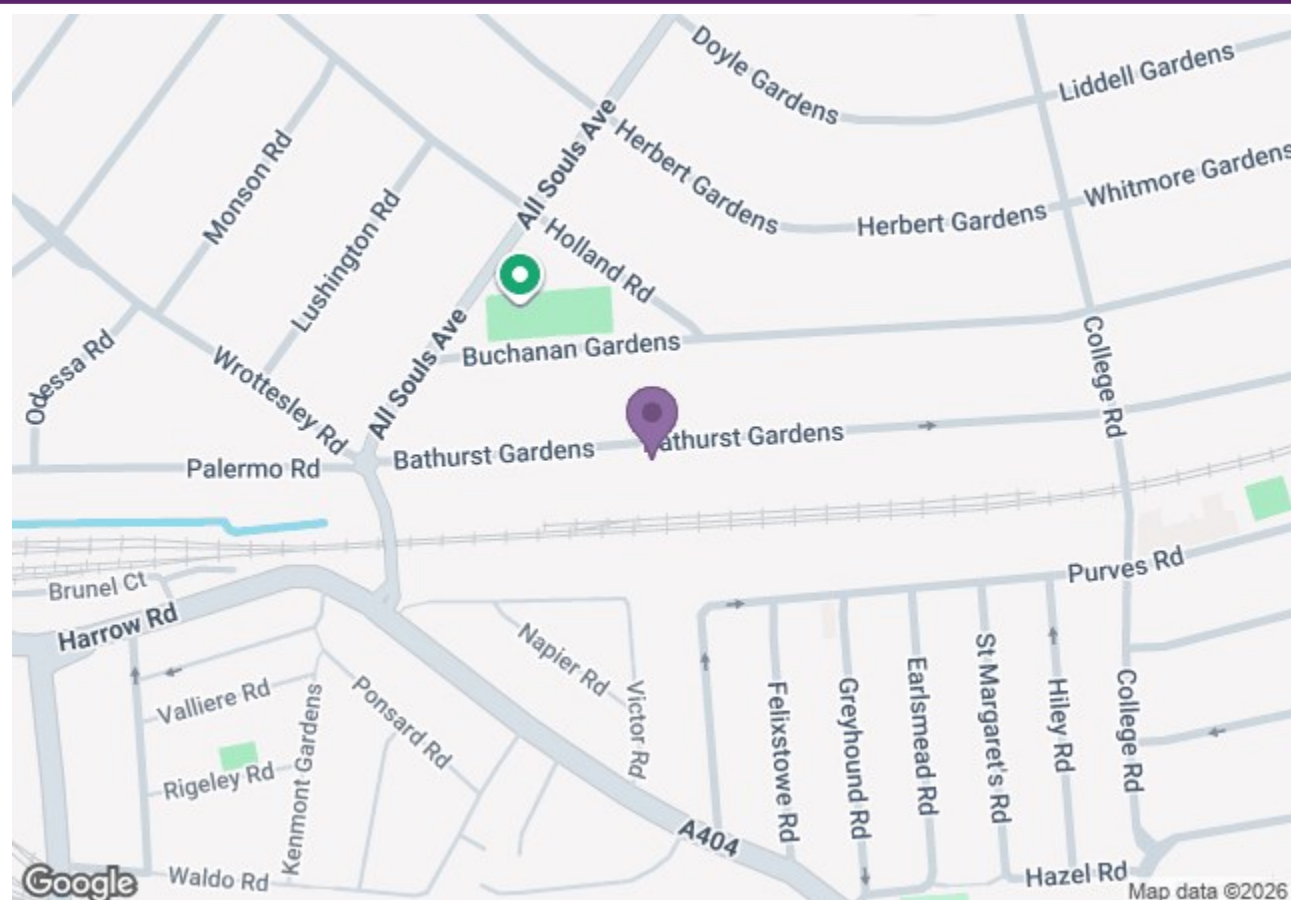




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	68
(21-38) F		
(1-20) G		

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, London, NW10 5JJ

**Offers In Excess Of
£600,000**
Subject to Contract

- Recently refurbished three bedroom maisonette
- Wooden floor and modern panelled doors
- Two bathrooms
- 125 year lease
- Separate newly fitted gloss wall and base unit eat in kitchen



Bathurst Gardens, NW10 5JJ

Recently refurbished and most spacious well-appointed... three-bedroom duplex apartment arranged over the first and second floors, offering approximately 1,100 sq. ft of flexible living accommodation. The property has been extended and is presented in good condition throughout, with recent refurbishment enhancing its bright and modern feel.

The accommodation comprises a generous reception room, a separate contemporary fitted kitchen, three well-proportioned bedrooms, including a large principal bedroom with an en-suite shower room, and a further family bathroom. Additional benefits include double glazing, gas central heating, and ample built-in storage.

Situated on a quiet residential road in the heart of Kensal Green, the property is ideally located within easy walking distance of local shops, cafés, restaurants, and excellent transport links, including Kensal Underground (Bakerloo Line) and London Overground Station, providing swift access to Central London and beyond.

Offered to the market with vacant possession and no onward chain, this property represents an ideal purchase for owner-occupiers, first-time buyers, or investors alike.

Leasehold – Approximately 125 years remaining.

Bathurst Gardens, NW10 5JJ

Approx Gross Internal Area = 95.68 sq m / 1030 sq ft
 RHH / Eaves Storages = 3.92 sq m / 42 sq ft
 Total = 99.6 sq m / 1072 sq ft
 = Reduced Headroom Below 1.5m / 5'0"



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