



## BERENS ROAD, NW10

**£1,450 PER CALENDAR MONTH**

A nicely presented 1 double bedroom flat arranged on the first floor in this period property. The spacious accommodation of a 17th reception, modern kitchen and modern bathroom. Part furnished.

Available immediately.

Location: In the heart of Kensal Green, providing excellent access to Kensal Green tube/BR station (Bakerloo line, zone 2). Gastro pubs, bars & eateries found on the Harrow Road and Chamberlayne Road. Direct access to Ladbrooke Grove and Central London via the A404 Harrow Road.

- 1 Double Bedroom
- Modern Kitchen
- First Floor Flat
- Close To Kensal Green
- Well Presented Station
- Available Immediately



| Energy Efficiency Rating  |   | Environmental Impact (CO <sub>2</sub> ) Rating  |   |
|---|---|---|---|
| Current   | Potential   | Current   | Potential   |
| 65  | 77  | C   | B   |
| 100% Energy Efficient - Lower running costs<br>95-100% A<br>85-94% B<br>75-84% C<br>65-74% D<br>55-64% E<br>45-54% F<br>35-44% G<br>Not Energy Efficient - Higher running costs | 100% Energy Efficient - Lower running costs<br>95-100% A<br>85-94% B<br>75-84% C<br>65-74% D<br>55-64% E<br>45-54% F<br>35-44% G<br>Not Energy Efficient - Higher running costs | High environmental impact - Higher CO <sub>2</sub> emissions<br>100% A<br>95-99% B<br>90-94% C<br>85-89% D<br>80-84% E<br>75-79% F<br>70-74% G<br>65-69% H<br>60-64% I<br>55-59% J<br>50-54% K<br>45-49% L<br>40-44% M<br>35-39% N<br>30-34% O<br>25-29% P<br>20-24% Q<br>15-19% R<br>10-14% S<br>5-9% T<br>0-4% U<br>Not environmentally friendly - Higher CO <sub>2</sub> emissions | High environmental impact - Higher CO <sub>2</sub> emissions<br>100% A<br>95-99% B<br>90-94% C<br>85-89% D<br>80-84% E<br>75-79% F<br>70-74% G<br>65-69% H<br>60-64% I<br>55-59% J<br>50-54% K<br>45-49% L<br>40-44% M<br>35-39% N<br>30-34% O<br>25-29% P<br>20-24% Q<br>15-19% R<br>10-14% S<br>5-9% T<br>0-4% U<br>Not environmentally friendly - Higher CO <sub>2</sub> emissions |