



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

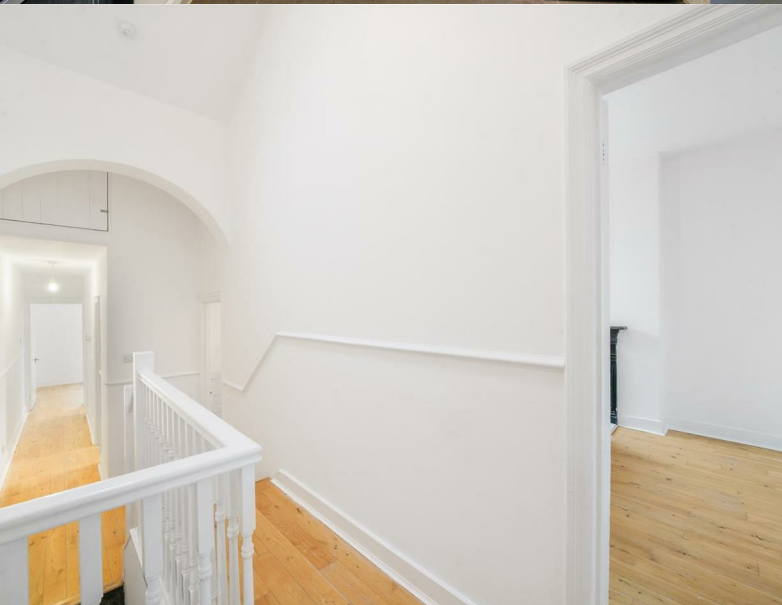
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Bathurst Gardens, London, NW10 5JJ

Asking Price £545,000

Subject to Contract

- Two double bedrooms apartment with the loft in the lease & a share of feehold
- Full width lounge
- Modern fitted kitchen & bathroom
- Close to local transport facilities



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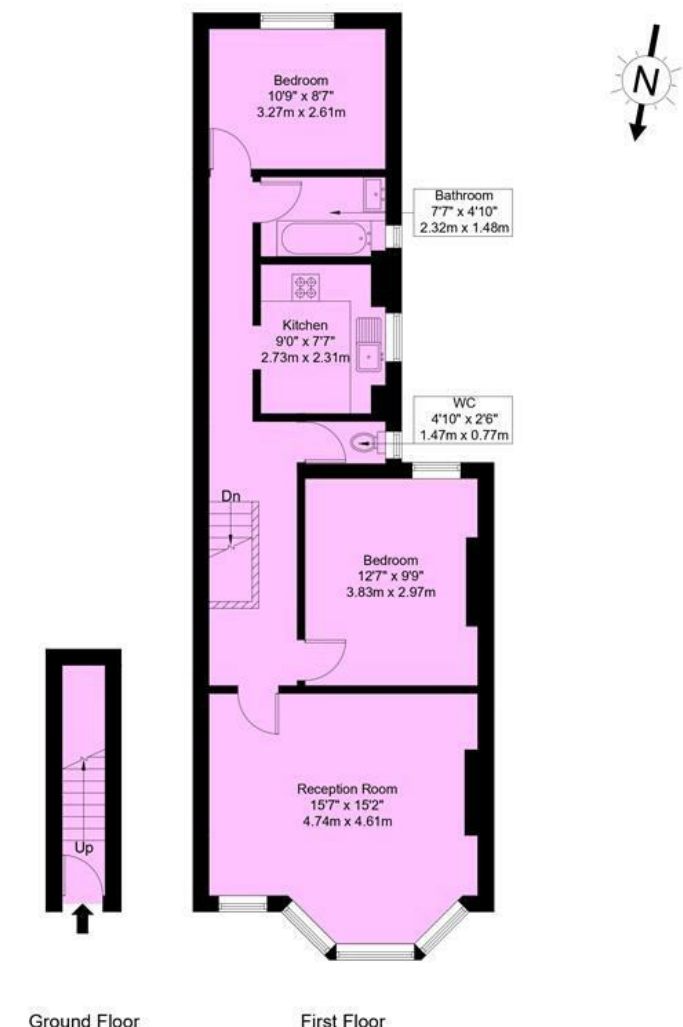
With a share of freehold and the loft in the demise... excellent natural light, well-proportioned split-level two double bedroom first-floor apartment set within this attractive, well-maintained two-storey period-style house, offered in good decorative condition and benefiting from a loft included within the lease and a share of the freehold.

The property provides approximately 765 sq ft of generous living accommodation and features a south-facing, full-width reception room with a separate dining area, high ceilings, timber/Oak-style flooring, and a number of attractive period features. The modern fitted eat-in kitchen benefits from hardwood worktops, while the contemporary bathroom includes a combined WC.

Situated on the highly sought-after Bathurst Gardens, a tree-lined residential road, the property is ideally located within walking distance of both Kensal Rise and Kensal Green stations, providing excellent transport links. A wide range of local shops, cafes and amenities are nearby, with Ladbroke Grove and surrounding areas also within easy reach.

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Approx Gross Internal Area = 71.09 sq m / 765 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Tenure Leasehold - Share of Freehold

Price Asking Price £545,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents