



WAKEMAN ROAD, NW10
£4,000 PER MONTH PART FURNISHED

A WONDERFUL VICTORIAN HOUSE LOCATED IN THE HEART OF THE KENSAL RISE TRIANGLE

Kensal Rise & Queens Park | 0208 960 4947 |
kensalrise@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

On the ground floor the property you will find a double reception room, a shower room with toilet, cloakroom and a very spacious open plan kitchen / dining area. At the rear there is a second sitting area with glass concertina doors onto a landscaped garden. The first floor comprises of re three spacious double bedrooms and a good sized family bathroom.

Additional features include a large larder, arguer and hard wood flooring throughout the rear of the property.

The property extends to approx. 1600 sq. ft. of well-planned accommodation, making this a superb rental for either sharers or a family. Queens Park is just a ten minute walk away as are some excellent schools.

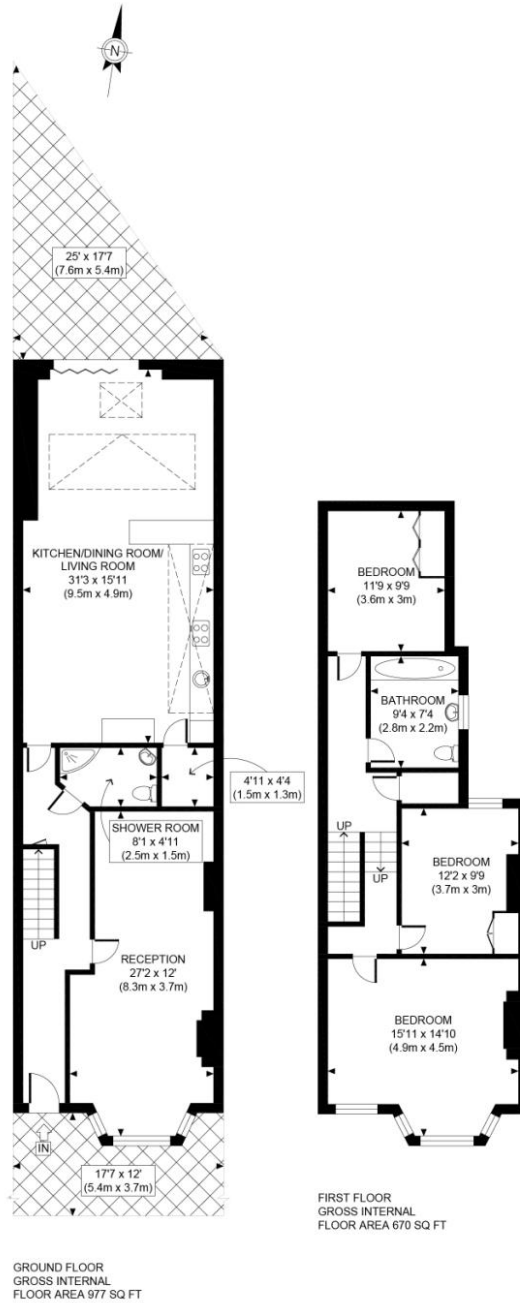
Council tax - (Band E)

Ward - Queens Park

Controlled Parking Zone

8.30 am - 6.30 pm Mon. - Fri.





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 977 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 670 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1647 SQ FT / 153 SQM

Ref: Copyright **photeplan**

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Deposit: £4,615.38

Holding Deposit: £923.08

Council Tax Band: E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Kensal Rise & Queens Park | 0208 960 4947 | kensalrise@winkworth.co.uk



for every step...

winkworth.co.uk

winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.