



TRENMAR GARDENS, NW10  
£975,000 FREEHOLD

A LOVELY FOUR BEDROOM FAMILY HOME  
CLOSE TO AMENITIES AND TRANSPORT AT  
KENSAL GREEN STATION ON THE BAKERLOO  
AND LONDON OVERGROUND LINES.

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## DESCRIPTION:

This wonderful family home has accommodation arranged over three floors including a loft conversion which houses a guest double bedroom, serviced by its own separate bathroom. On the first floor buyers will find two further double bedrooms, a smaller single room (making four bedrooms in total) and a family bathroom. Downstairs, leading in from the hallway the original two reception rooms have been opened up to create a lovely entertaining space all leading to the west facing garden at the rear. A modern fitted kitchen is located just off the rear of this room and the layout works really well for entertaining and family days at home. The property is in excellent condition throughout having been renovated and very well maintained by the current owners. Transport links are excellent with Kensal Green station having the Bakerloo and London Overground lines into town. This location also gives easy access to the A40 in and out of London.

## AT A GLANCE

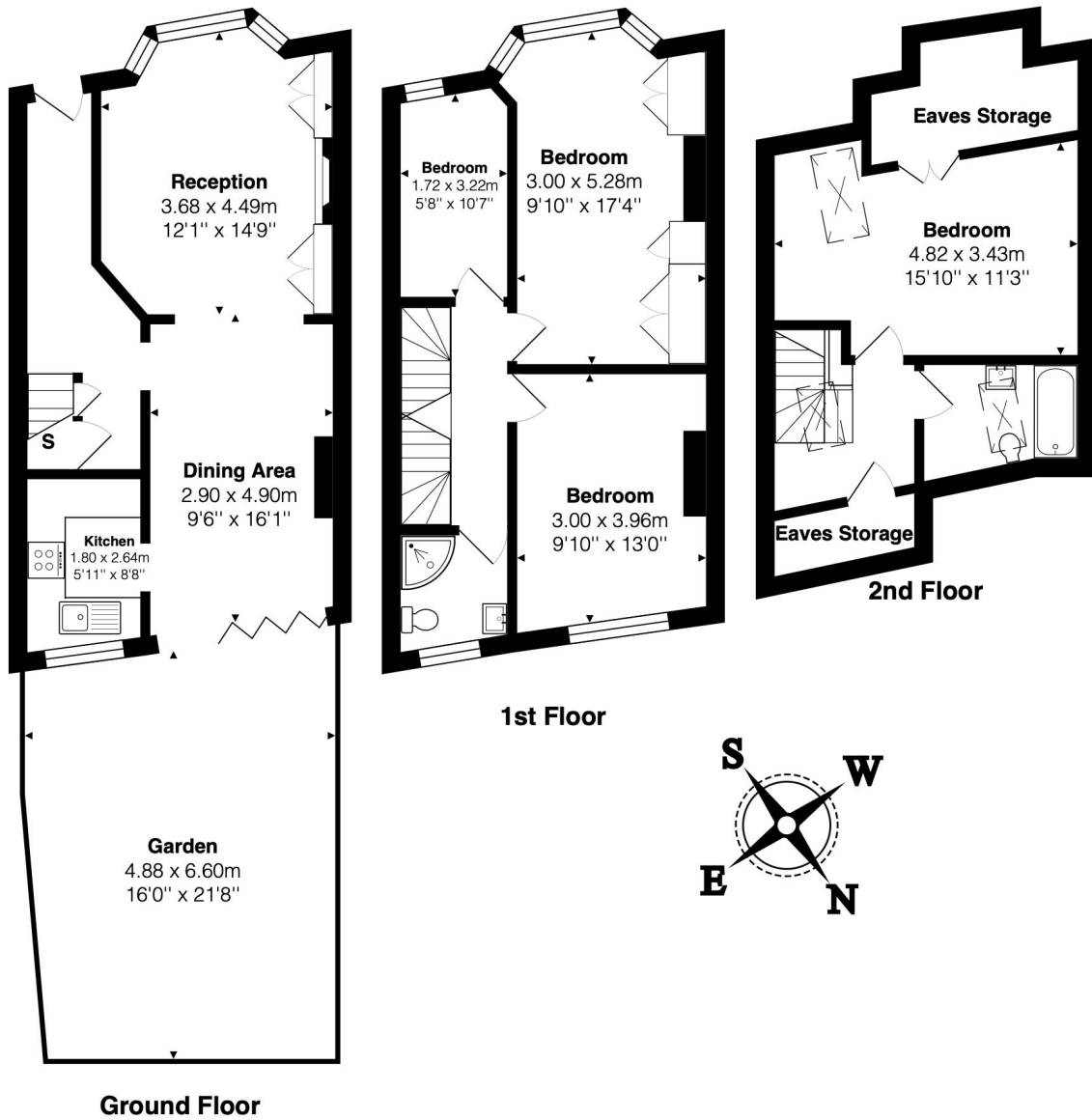
- Freehold House
- Four Double Bedrooms
- Stunningly Designed
- Plenty of Natural Light
- High Ceilings
- Wooden Floors Throughout
- Two Bathrooms
- Fully Fitted Kitchen
- EPC Rating C











Total Area: 120.4 m<sup>2</sup> ... 1296 ft<sup>2</sup> (excluding garden)  
 All measurements are approximate and for display purposes only

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.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92) <b>A</b>	
(81-91) <b>B</b>	82
(69-80) <b>C</b>	69
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

Tenure: Freehold  
 Council Tax Band: Hammersmith and Fulham Band D

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