



WAKEMAN ROAD, NW10

**£4,750 PER MONTH FURNISHED, PART FURNISHED**

**A LOVELY FIVE BEDROOM FAMILY HOME  
IDEALLY SITUATED BETWEEN KENSAL GREEN  
STATION AND CHAMBERLAYNE ROAD.**

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

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## **DESCRIPTION:**

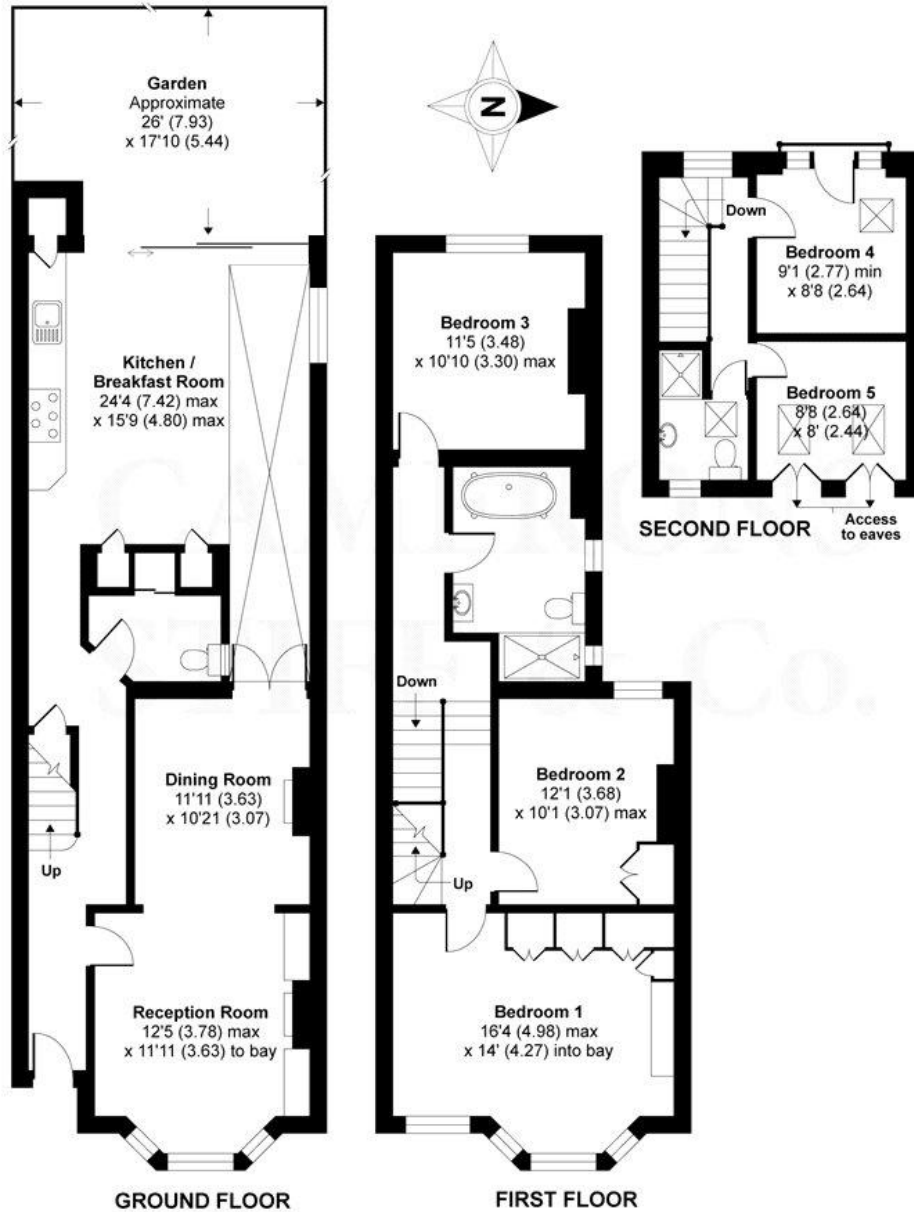
This lovely property has accommodation arranged over three floors measuring 1790 sq. ft. including a large loft conversion housing two bedrooms and a separate shower room. On the first floor the property has three further double bedrooms and a family bathroom. Downstairs at the rear of the property has been extended into the side return creating a stunning kitchen diner which leads to the private garden. To the front of the building there is a welcoming entrance hall, a double aspect reception room and a utility room situated between the kitchen and the hallway.

Wakeman Road, a quiet tree-lined street, is in the perfect location to take advantage of local amenities on Chamberlayne Road including many delis pubs and restaurants. Notting Hill, Ladbroke Grove and the green spaces of Queen's Park are only just around the corner. Transport links are strong with the London Overground and London Underground readily available at Kensal Green meaning central London (Oxford Street) is only 20mins journey and the City around 35mins. Highly recommended



# Wakeman Road, London, NW10

APPROX. GROSS INTERNAL FLOOR AREA 1790 SQ FT 166.3 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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: £6,576.92**

**Holding Deposit: £1,096.15**

**Council Tax Band:**

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) <b>A</b>	83
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(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	

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