



ASHDON ROAD, NW10
£2,400 PER MONTH UNFURNISHED

A UNIQUE OPPORTUNITY TO LET A CONVERTED COACH HOUSE WHICH BOAST CHARM AND MODERN FINISHES AT THE SAME TIME.

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



for every step...

winkworth.co.uk



DESCRIPTION:

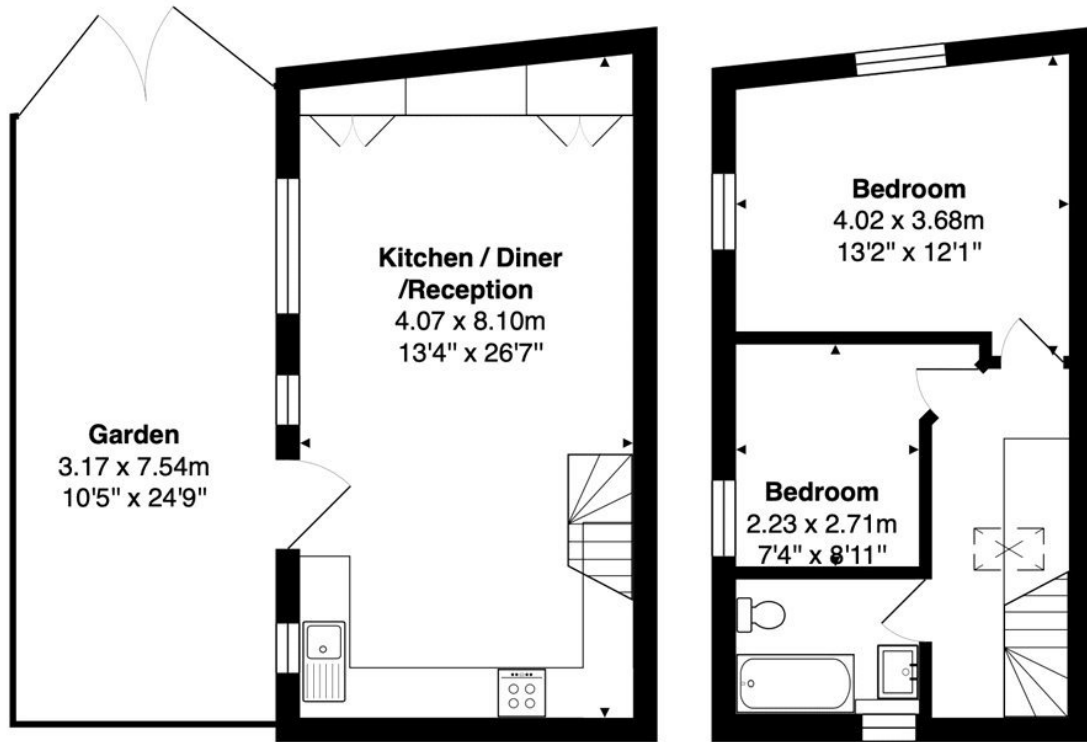
This unique former coach house has been converted and now comprises of two floors. The ground floor boasts a fantastic 25ft open-plan kitchen reception room with a fully fitted kitchen and ample storage.

A staircase leads up to the first floor where you will find a modern three piece bathroom and two bedrooms. The primary bedroom has fitted wardrobes, vaulted ceilings and access to a Juliette balcony. Overall the property is bright and airy and boasts many original features from its original heritage.

Offered in excellent condition and including a private walled courtyard garden that can also be used as an off street parking.

Ashdon Road is situated within close proximity to the open space of Roundwood Park, all the local schools, shopping amenities and bus routes. It is also within easy reach of Willesden Junction station (Bakerloo line and Overground), Dollis Hill station (Jubilee line) as well as the numerous coffee shops, restaurants, gastro pubs and shopping amenities of Willesden Junction and Harlesden.





Ground Floor

1st Floor

Total Area: 64.0 m² ... 689 ft² (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.

Deposit: 5 weeks rent

Holding Deposit: 1 weeks rent

Council Tax Band: C

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	71	73
(55-68)	D		
(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.