



**BATHURST GARDENS, NW10**  
**£2,400 PER MONTH PART FURNISHED**

## **PRESENTING THIS SUBSTANTIAL GROUND FLOOR TWO BEDROOM CONVERSION TO THE LETTINGS MARKET**

**Kensal Rise & Queens Park | 0208 960 4947 | [kensalrise@winkworth.co.uk](mailto:kensalrise@winkworth.co.uk)**

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## DESCRIPTION:

Presenting this substantial ground floor two bedroom conversion to the lettings market. The apartment has an abundance of period features and has been tastefully decorated to a high standard.

Comprises of a south facing bay fronted reception room with feature fireplace, two double bedrooms fully fitted eat in rear kitchen with a door leading to private garden and family bathroom. Additional features include original wooden flooring throughout, ample storage and stylish finishing.

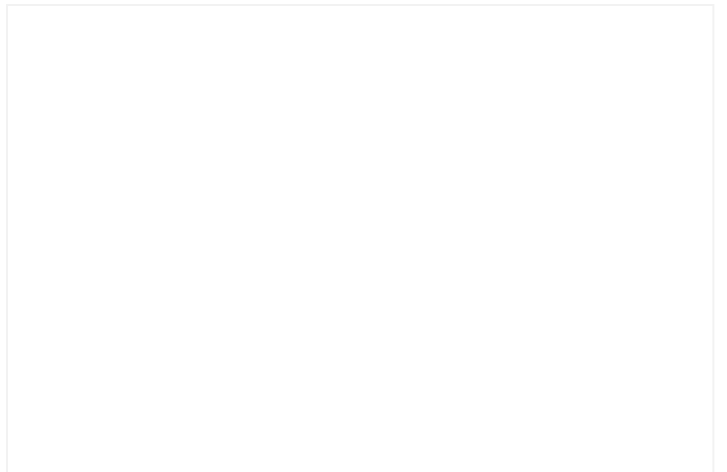
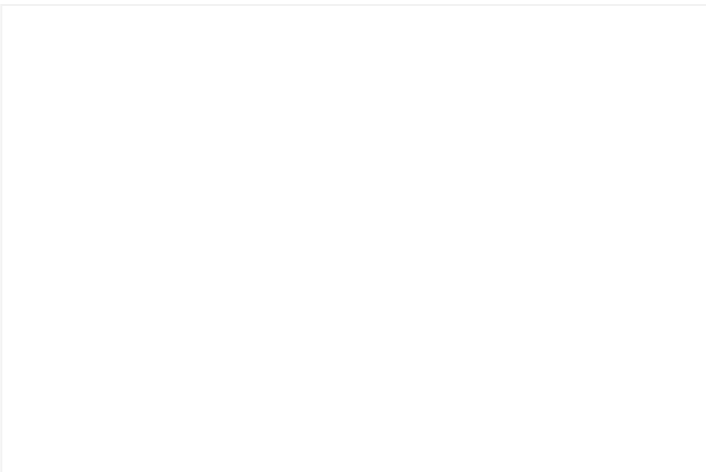
Offered part-furnished

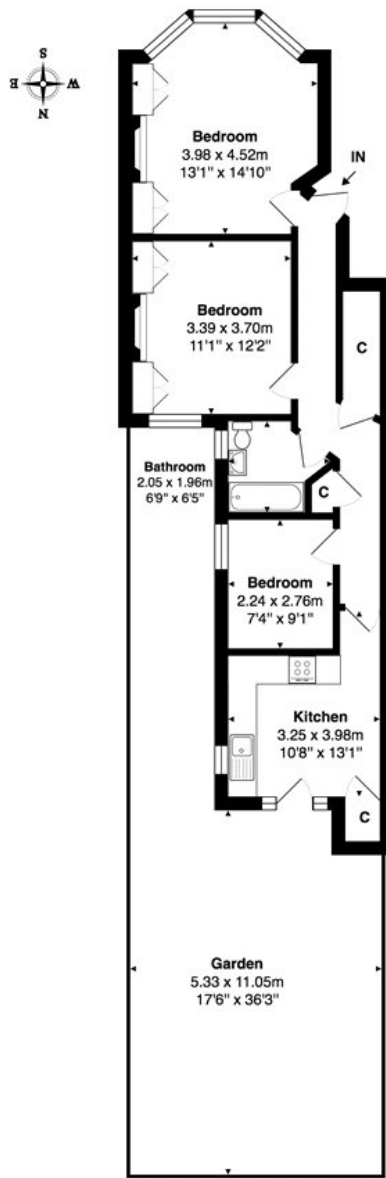
Professionally Managed

Brent Council Tax Band - D

Council tax - (Band D)

Ward - Kensal Green





Ground Floor

Total Area: 67.6 m<sup>2</sup> ... 727 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.

**Deposit:** 5 weeks rent

**Holding Deposit:** 1 weeks rent

**Council Tax Band:** D

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	77	78
(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	

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