



BERENS ROAD, NW10
£4,750 PER MONTH UNFURNISHED

FIVE BEDROOM FAMILY HOME LOCATED IN THE KENSAL TRIANGLE

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

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DESCRIPTION:

NEW to the lettings market, Winkworth are delighted to offer this end of Terrance family home to the lettings market following home renovations. Split over three floors and comprises of a double aspect reception room with feature fireplace and original wooden flooring to the front and to the rear, an eat-in kitchen diner with new appliances and white goods and direct access through French doors to a SW facing private patio with new decking.

The first floor offers three double bedrooms, two with bespoke built in wardrobes and the third with a vintage pine wardrobe. Also on this floor there is a family bathroom and a separate shower room. The loft has been converted and offers two additional bedrooms with a Jack & Jill shower room shared by both rooms.

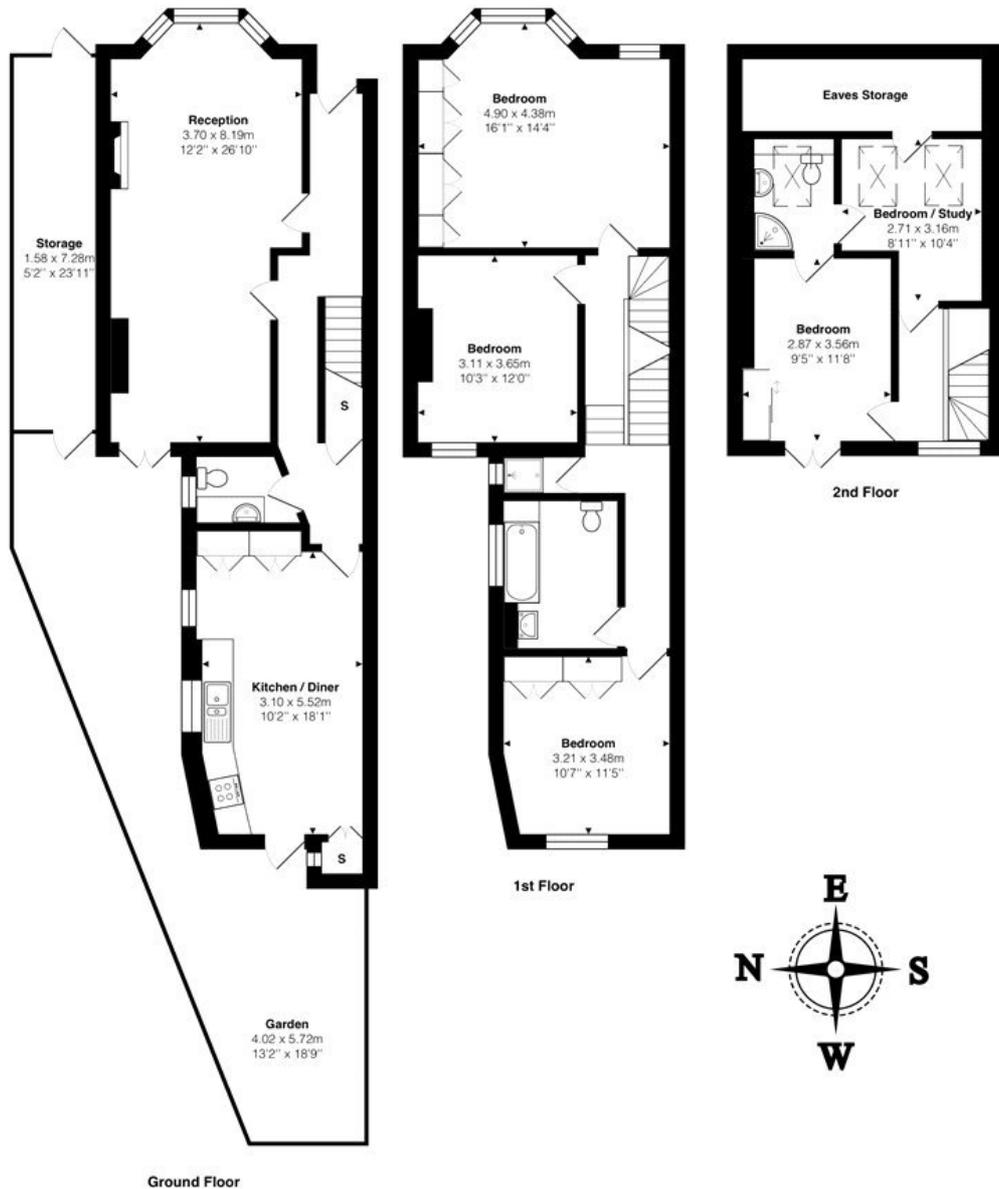
Home renovations include:

- New carpets throughout the stairs and upper floors
- Full house re-paint from top to bottom in farrow and ball
- All exterior painted (front and back)
- New double oven
- New washer/dryer
- New fridge in addition to existing full standing integrated fridge freezer
- New decking outside

Additional benefits include

- Downstairs w/c
- Wood burning stove for cosy winter nights
- Fitted wardrobes in 3 bedrooms
- Side shed with access both sides, street and patio garden





Total Area: 158.3 m² ... 1704 ft² (excluding garden, storage)
 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: £6,576.92

Holding Deposit: £1,096.15

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		76
(55-68)	D	54	
(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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