



BURNS ROAD, NW10  
**£2,400 PER MONTH PART FURNISHED**

**FINISHED TO THE HIGHEST OF STANDARDS THIS TWO  
DOUBLE BEDROOM APARTMENT IS ONE OF A KIND IN  
THIS LOCATION.**

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

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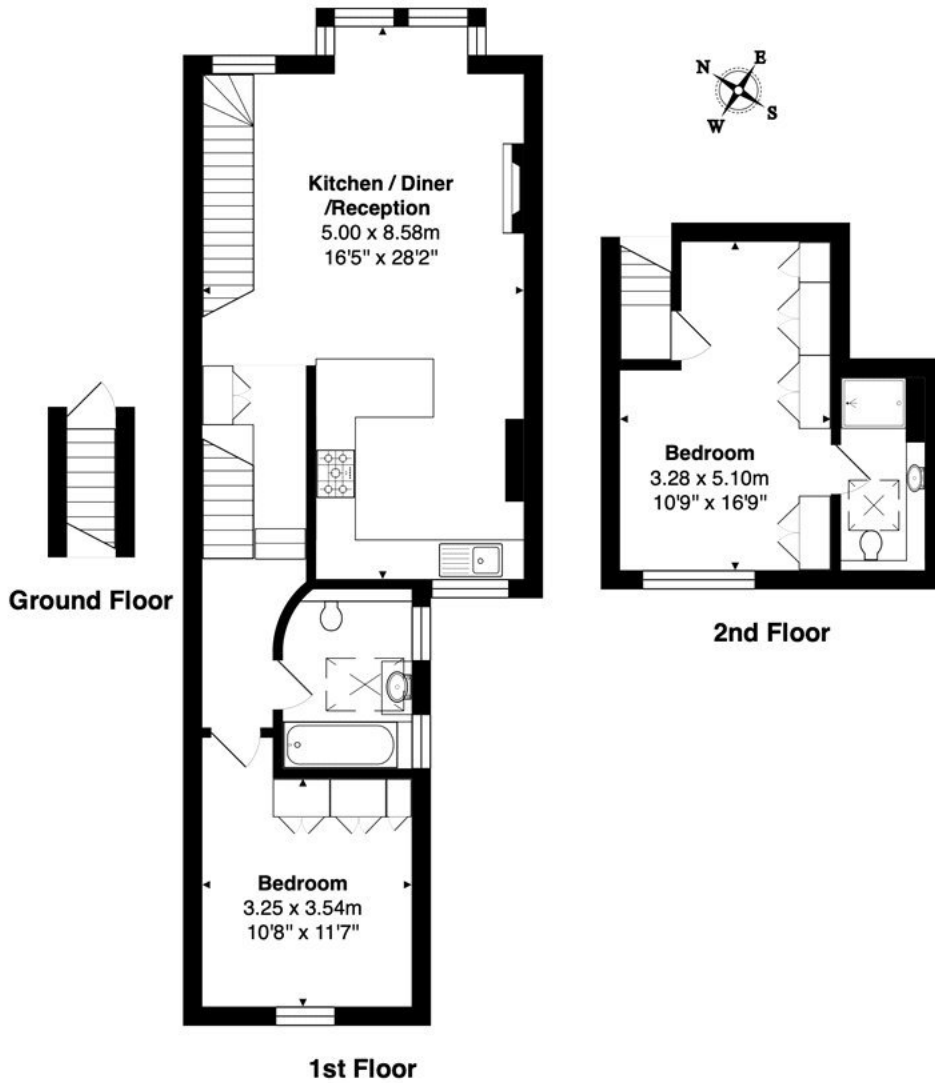
## **DESCRIPTION:**

Renovated to the highest of standards this split level apartment is hands down the best finished property we have seen to rent in this area.

Split over two levels this apartment comprises of a rear double bedroom with built in storage that also houses the utilities. Family bathroom with a large sky light flooding light into the room. The reception room has double ceiling height having been opened up and vaulted to create a real wow factor room. The well equipped kitchen houses two overs and integrated appliances. Upstairs you will find the master bedroom with walk-in wardrobe and en-suite.

Additional benefits include Miele washing machine and dryer (separate), natural Stone in bathrooms, underfloor heating, wooden flooring, gas fireplace, battery operated Velux, gas hob, floor plug sockets located in the reception room and phone entry system.





**Total Area: 83.5 m<sup>2</sup> ... 899 ft<sup>2</sup>**

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
<small>Very energy efficient - lower running costs</small>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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