



LEIGHTON GARDENS, NW10  
**£5,066.25 PER MONTH UNFURNISHED**

**A LOVELY FOUR BEDROOM FAMILY HOME  
IDEALLY SITUATED ON LEIGHTON GARDENS  
CLOSE TO CHAMBERLAYNE AND COLLEGE ROAD.**

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

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## **DESCRIPTION:**

A stunning Victorian mid-terrace house in this great location with approximately 1800 sq. ft. of living space, including an architect-designed garden studio/office at the end of the garden.

The frontage of the property is inviting and as you walk in the front door you are not disappointed.

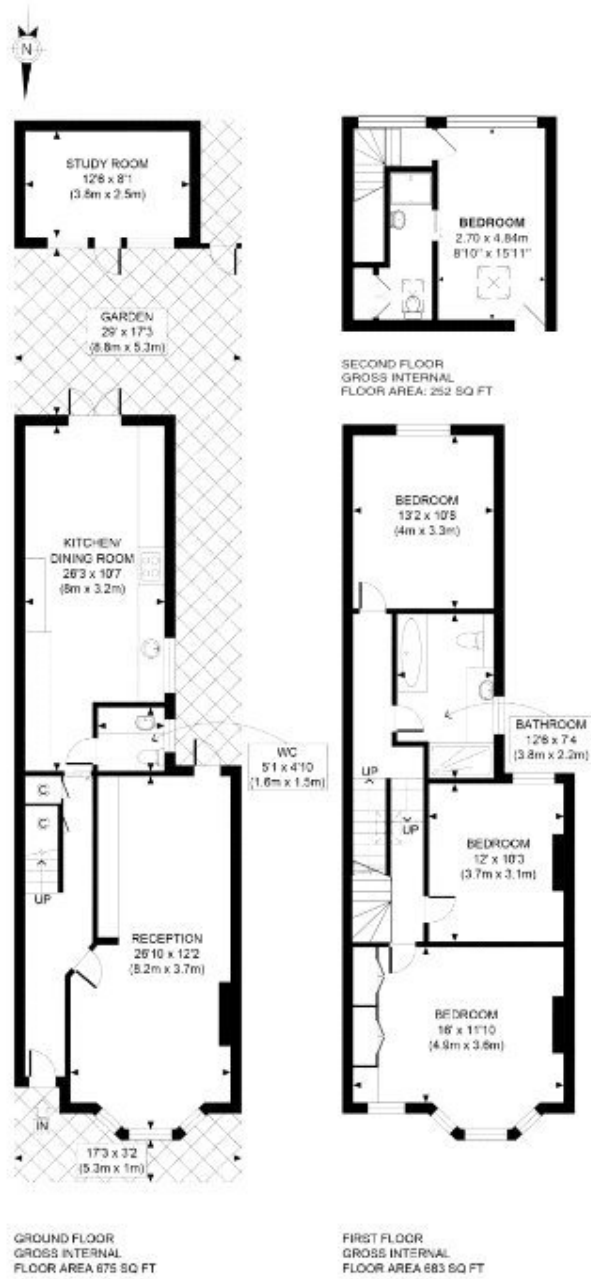
On the ground floor there is a double aspect reception with bay window and fireplace (a fantastic entertaining space) leading to a sizeable kitchen-diner at the rear overlooking a south-facing landscaped garden.

Upstairs offers a primary bedroom towards the front of the property, two further double bedrooms and a family bathroom.

The loft has also been converted into a large double bedroom with en-suite as well as a Juliette balcony.

Offered Unfurnished





Ref: WWKR Copyright **photoplan**  
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(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	

**Deposit:** 6 weeks rent

**Holding Deposit:** 1 weeks rent

**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.



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