



NIGHTINGALE ROAD, NW10  
**£2,250 PER MONTH PART FURNISHED**

## NEWLY RENOVATED MAISONETTE LOCATED MOMENTS FROM WILLESDEN JUNCTION STATION

Kensal Rise & Queens Park | 0208 960 4947 |  
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## **DESCRIPTION:**

Winkworth are delighted to offer this immaculately presented split level maisonette to the lettings market following a full renovation.

Entering on the ground floor, tenants have private access into a spacious hallway leading upstairs to the rear eat-in kitchen diner with all modern appliances and a utility cupboard.

There are two spacious double bedrooms, one located on the first floor and the other on the second floor. The property also boasts a spacious living room with bay fronted windows and large column radiators.

In addition there is a newly fitted shower room and separate w/c.

The property is offered mainly unfurnished however there are three dining chairs and a large wooden triple wardrobe.

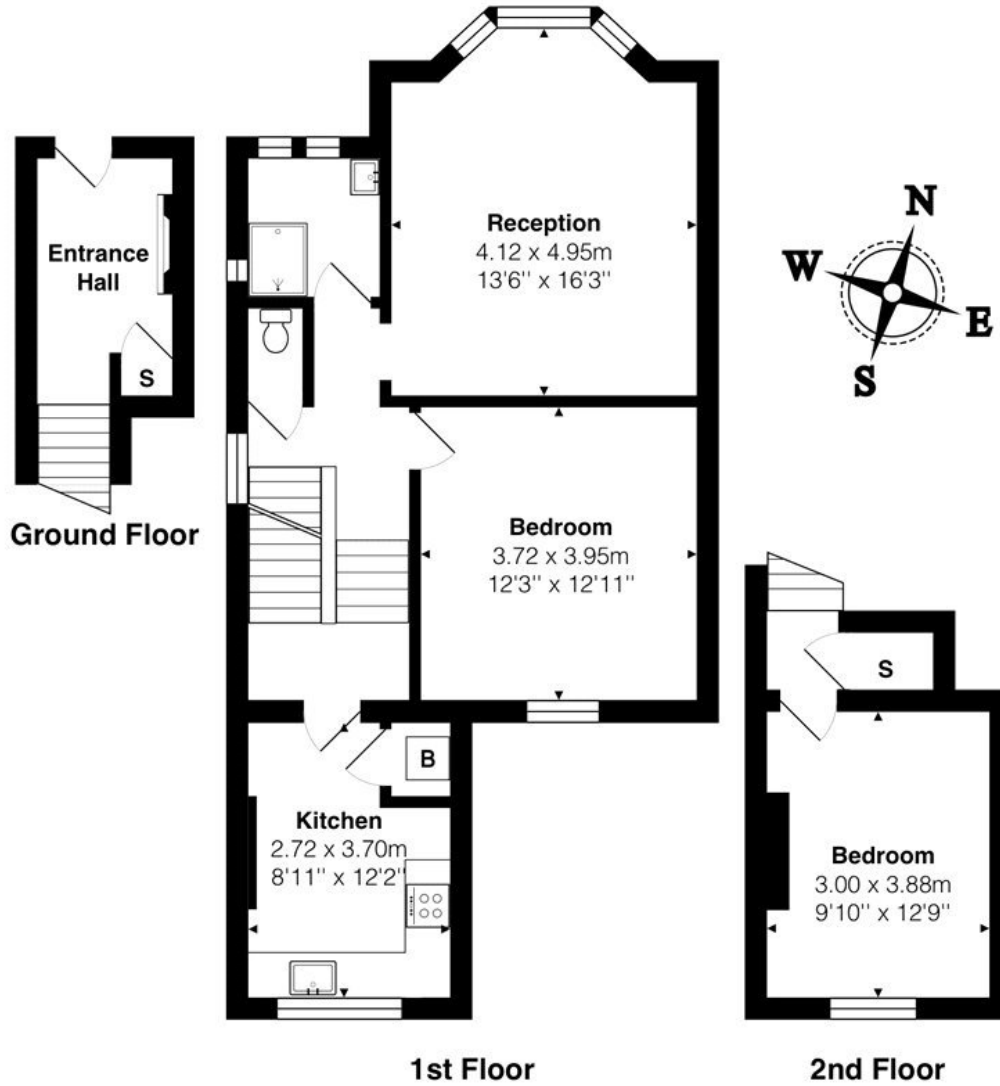
Additional features include

- double glazing throughout
- refurbished original wooden flooring
- allocated off-street parking for 1 car
- high ceilings
- private entrance

Available Now.







Total Area: 82.7 m<sup>2</sup> ... 890 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:** £2,596.15

**Holding Deposit:** £519.23

**Council Tax Band:** B

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	
	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	75
(55-68) <b>D</b>	60
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

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