



FAIRLIGHT AVENUE, NW10  
**£2,500 PER MONTH PART FURNISHED**

## A MODERN TWIST ON A PERIOD THREE BEDROOM FAMILY HOME.

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

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## **DESCRIPTION:**

This unique three bedroom, family home is split over three floors.

With its own private entrance welcoming tenants into the open-plan kitchen reception room on the ground floor where the spectacular stair case is showcased and with access from the kitchen to a rear private garden (currently being updated). Tenants will also find the family bathroom located on the ground floor.

The first floor offers two bedrooms (one with a raised child's bed with under bed desk space) and the loft has been converted to offer a primary bedroom and its own wet-room en-suite.

Offered unfurnished (apart from one bed frame) this family home is available 01/03/25 following a complete redecoration and update of the garden.

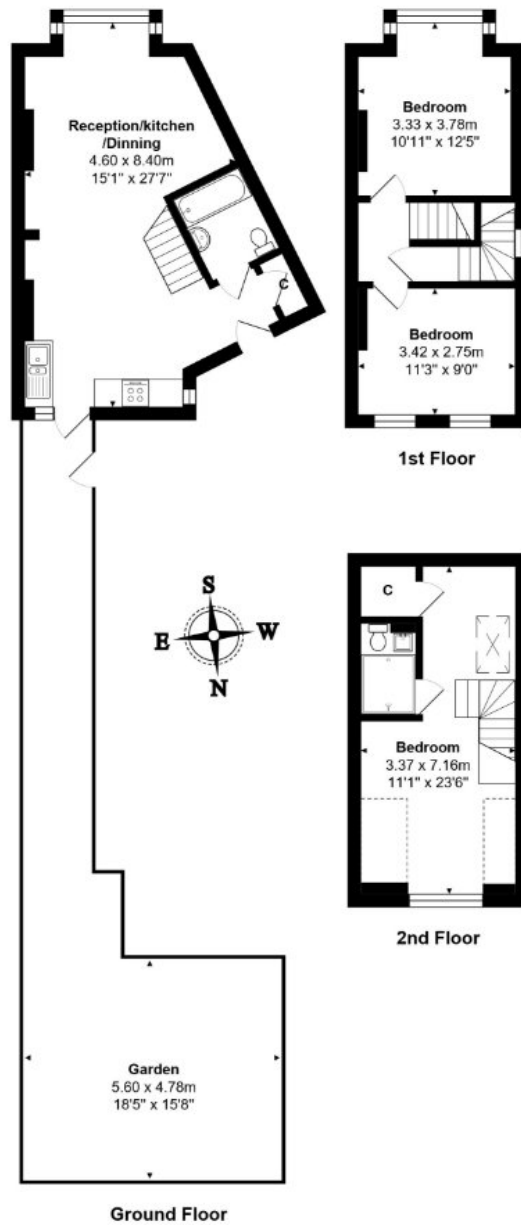
Council tax - Band D

Ward - Harlesden

Controlled Parking Zone

8.00 am - 6.30 pm Mon. - Sat.





Total Area: 89.1 m<sup>2</sup> ... 959 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 deposit

**Holding Deposit:** 1 weeks deposit

**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		75
(55-68)	D	51	
(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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