



PURVES ROAD, NW10  
**£2,850 PER MONTH UNFURNISHED**

## A NEWLY RENOVATED SPLIT LEVEL APARTMENT OFFERED IN IMMACULATE CONDITION

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

Winkworth are delighted to introduce this newly renovated split level apartment.

Following a full renovation where the owner has gone back to brick this apartment is sure to let very quickly.

Split over the first and second floor of this Victoria property, the first floor comprises; a rear double bedroom with ceiling height bespoke wardrobes as well as a Juliette balcony. On this level there is also a large

storage cupboard and fully tiled three piece bathroom, with all new bathroom furniture.

To the front of the property the first two rooms have been converted into a seamless open plan kitchen reception room with a large kitchen and peninsular breakfast back as well as all modern integrated appliances.

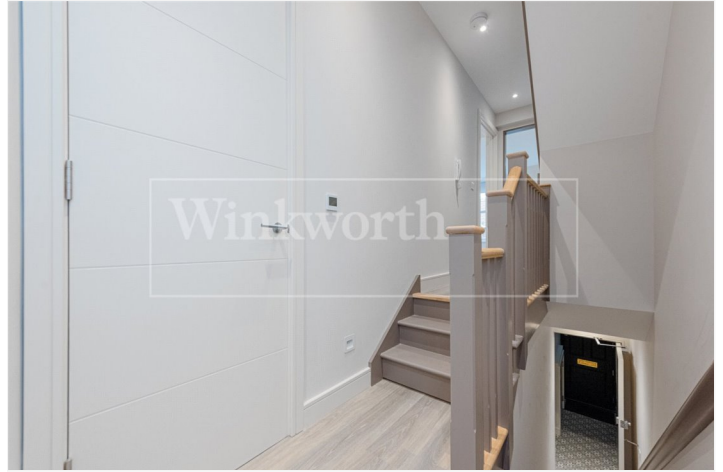
The top floor benefits from a loft conversation and now houses the primary bedroom with a very good ceiling height, again

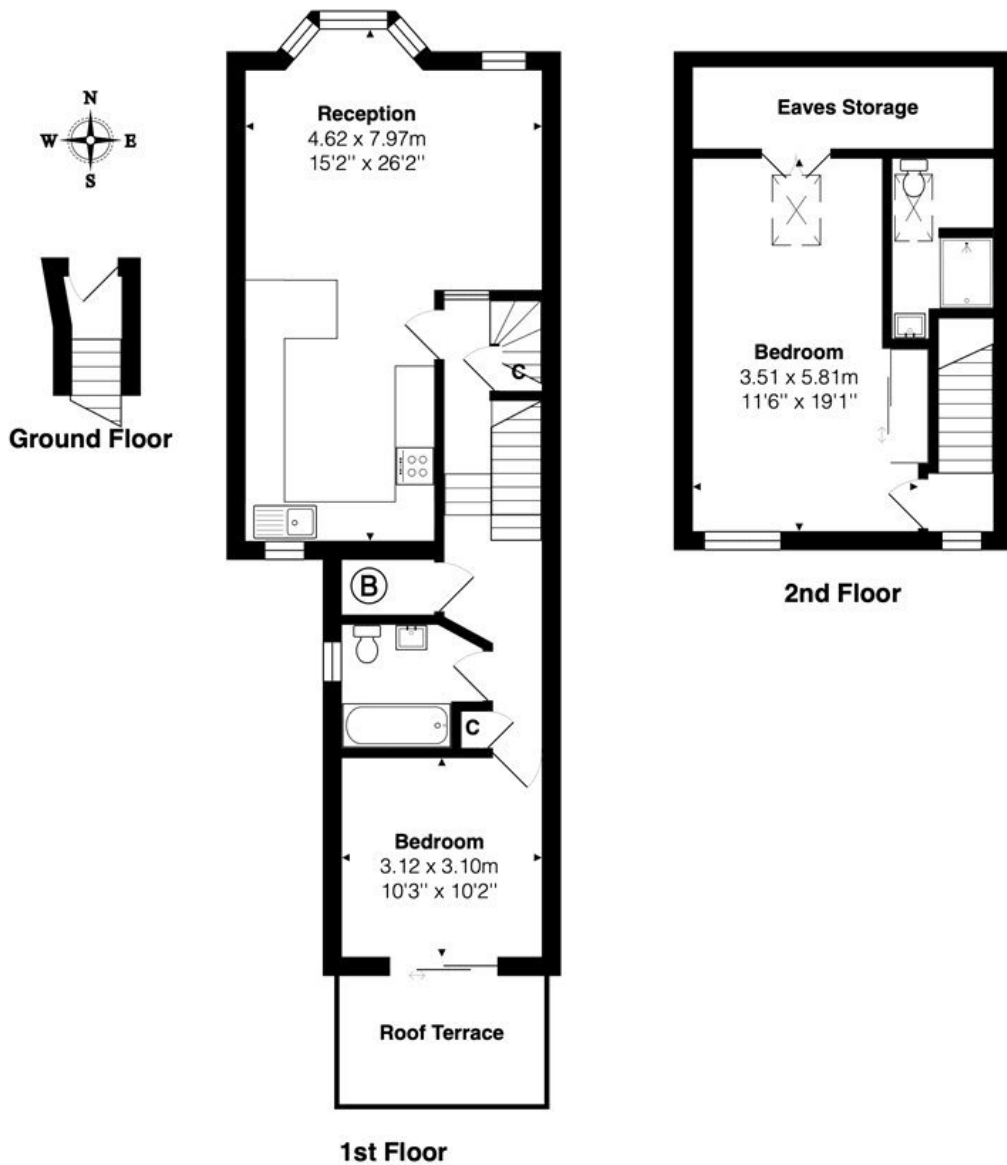
bespoke wardrobe and a newly fitted walk in shower room with w/c.

Additional benefits include some of the best insulation that you can buy between the two apartments topped with hard wood flooring, newly fitted double glazed windows, brand new appliances and newly fitted blinds / window coverings in room.

Council tax - (Band B)

Ward - Kensal Green





Total Area: 90.6 m<sup>2</sup> ... 975 ft<sup>2</sup> (excluding roof terrace)  
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:** £0.00

**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		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	79
(55-68) <b>D</b>			
(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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