

WRENTHAM AVENUE, NW10

**£3,250 PER MONTH PART FURNISHED, UNFURNISHED**

**AMAZING, RECENTLY RENOVATED GROUND FLOOR  
APARTMENT MOMENTS FROM QUEENS PARK ITS  
SELF.**

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## DESCRIPTION:

This garden apartment is one not to miss. Set over the ground floor of this recently renovated Edwardian building this flat comprises of a large bay fronted bedroom with feature fireplace, and additional two double bedrooms (one with double doors through to the rear garden), a three piece tiled family bathroom and rear open plan kitchen reception with access through bi-folding doors to the private garden. The garden itself is part patio and the rest grass and boasts a beautiful apple tree to the rear.

Additional features include high spec appliances, hard wood flooring in the reception and a beautiful entrance hall.

Part Furnished

- Three Bedframes + mattresses

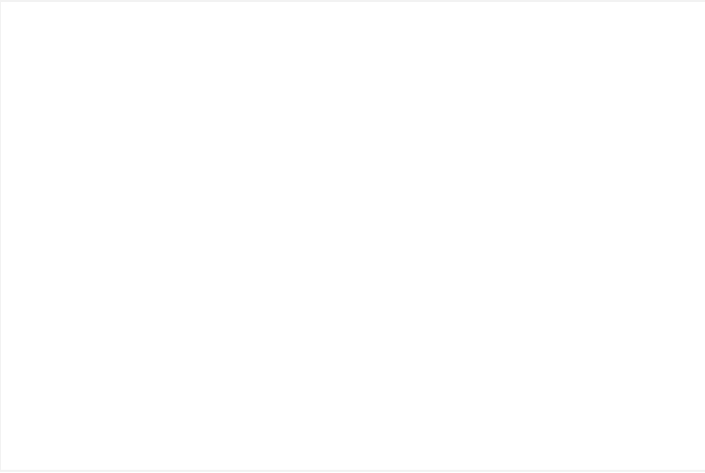
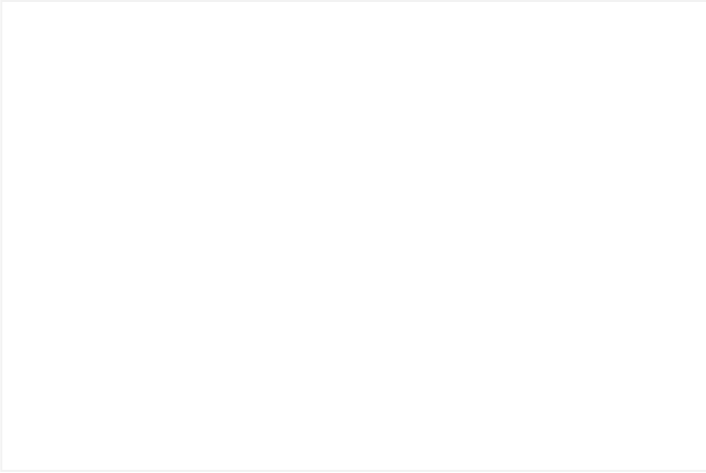
- IKEA sofa bed

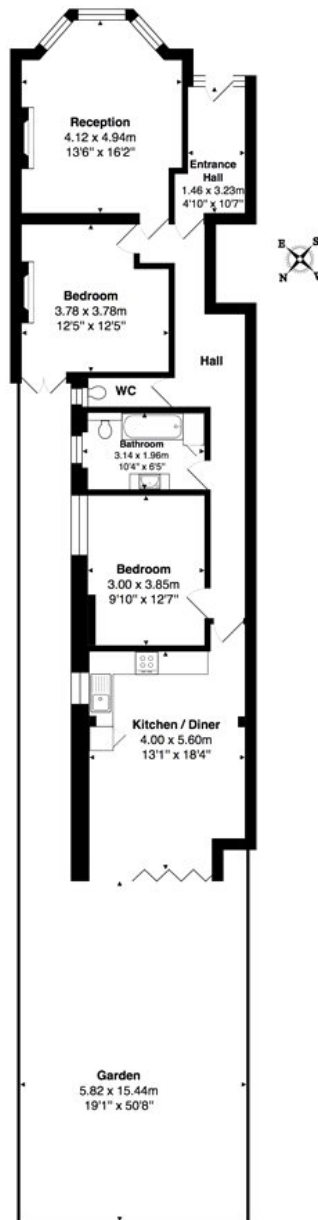
\*Furnishing can be removed subject to offer\*

Council tax - (Band E)

Ward - Queens Park







Total Area: 90.4 m<sup>2</sup> ... 973 ft<sup>2</sup> (excluding entrance hall, 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	75
(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		

**Deposit:** 5 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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