

PARK VIEW ROAD, NW10  
**£3,500 PER MONTH UNFURNISHED**

**THREE BEDROOM HOME WITH FANTASTIC LIVING SPACE AND 90'FT GARDEN.**

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

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### DESCRIPTION:

This three bedroom family home offers spacious living across two floors and all the mod cons you could ask for. The ground floor comprises of a bay fronted reception room, down stairs w/c, large utility room with washer and dryer. The main feature of downstairs is the rear open plan kitchen extension with dining area which is stunning. The kitchen is fitted with full size fridge freezer, integrated cooker and microwave, dishwasher and electric hob.

The rear extension has two sets of bi-folding doors which open to a decked area that leads to the fantastic 90ft + garden. Upstairs you will find three bedrooms, including one master with en-suite and an additional family bathroom. (The bedrooms have since been carpeted)

Additional features include off street parking for two cars, a garage large enough for one car, wooden flooring and nest heating controls.

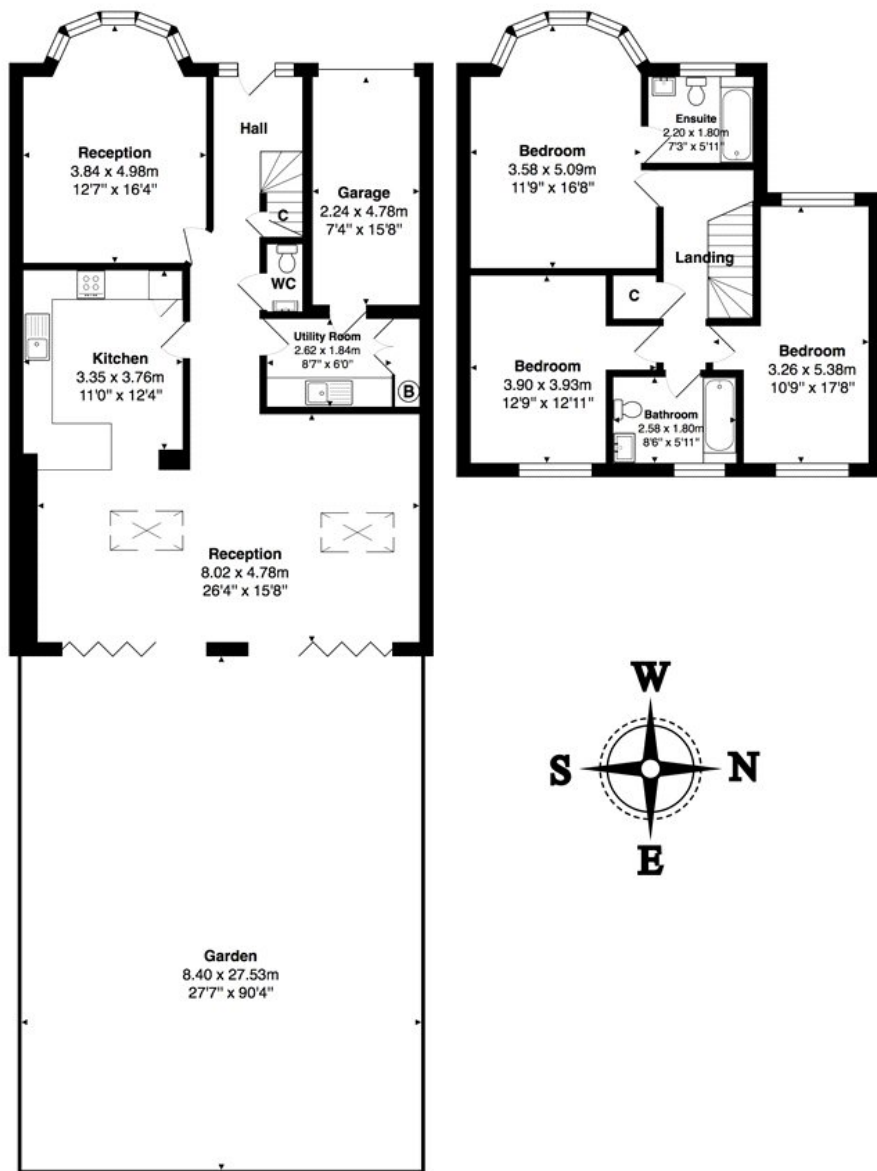
Managed By Winkworth

Council tax - Band E

Ward - Dudden Hill







Total Area: 163.4 m<sup>2</sup> ... 1759 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

**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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