



**SELLONS AVENUE, NW10**  
**£2,250 PER MONTH PART FURNISHED**

**PRESENTING THIS NEWLY UPDATED, TWO  
BEDROOM GROUND FLOOR EDWARDIAN  
CONVERSION TO THE LETTINGS MARKET.**

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

Set over the ground floor of this period conversion, this apartment comprises a bay fronted reception room with period charm to include original wooden flooring, high ceilings and renovated Sash windows.

Further benefiting from two bedrooms, with a good size primary bedroom that offers ample storage via a triple wardrobe and also access to the private garden.

To the rear of the property, tenants will be able to enjoy the fully remodelled large kitchen diner with all modern fitted Bosch appliances (Oven, Dishwasher, Built-in Microwave, Fridge/Freezer) as well as an AEG induction hob & Built-in Washer Dryer. From the kitchen there is also access to the private garden via French doors.

The apartment offers the potential for a third bedroom by converting the living room, while the spacious kitchen with dining area provides a flexibility to serve as a reception room.

Some great features of this apartment include:

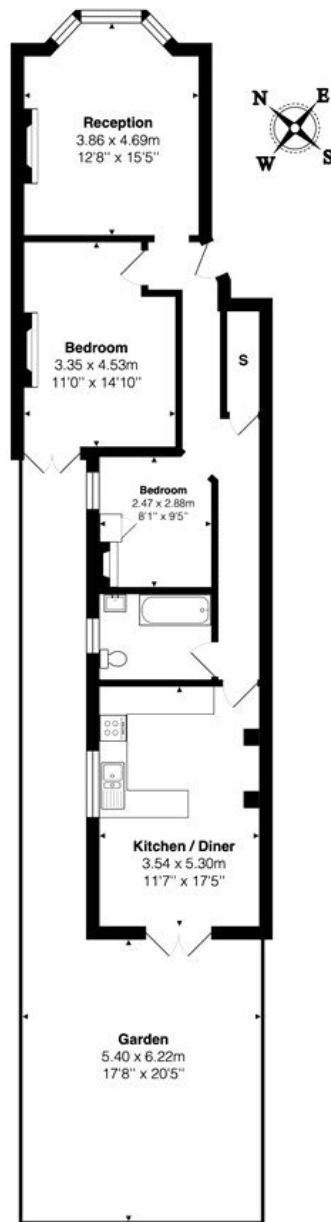
### General

- Original features (fireplaces, period tiles, decorative ceiling)
- Original wooden flooring
- High Ceilings
- Renovated Sash windows
- Underfloor heating in the kitchen
- Part Furnished (please speak to the team to find out more)

### Garden

- Private Garden with decking and apple tree
- Storage in side return



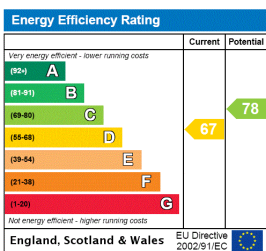


Ground Floor

Total Area: 77.3 m<sup>2</sup> ... 832 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: £2,596.15

Council Tax Band: C

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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