



**BATHURST GARDENS, NW10**  
**£5,750 PER MONTH PART FURNISHED**

# FABULOUS FOUR BEDROOM FAMILY HOME IN THE HEART OF KENSAL RISE.

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

Split over three floors and full extended into both the loft and the side, this family home is available to rent from 26/04/24.

The ground floor comprises of a lovely double aspect reception room with many period features and large kitchen diner with integrated appliances leading through bi-folding doors to the private garden.

There are three double bedrooms and a family bathroom located on the first floor with the rear bedroom having vaulted ceilings and a mezzanine storage space.

The top floor is slightly staggered with a large family bathroom and spacious loft conversion bedroom.

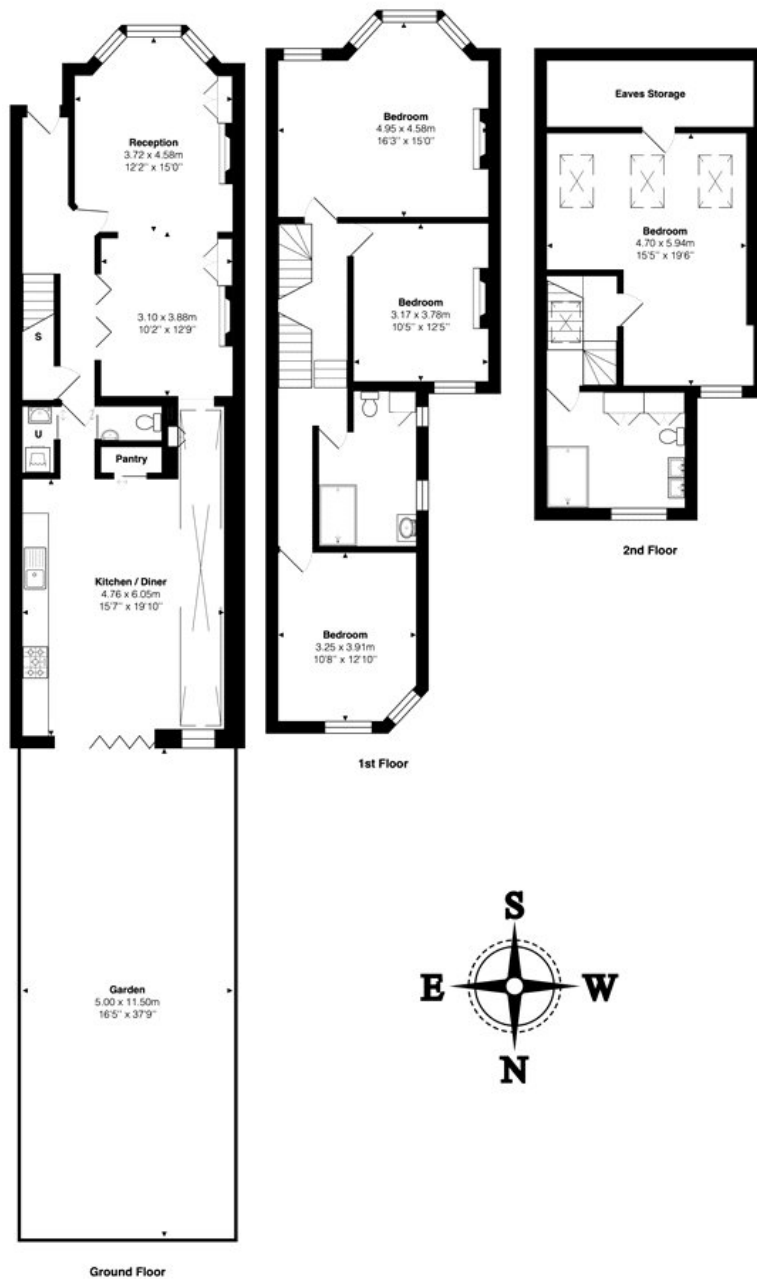
The property boasts high quality fixtures and fittings, wooden flooring in places, a separate utility Room & W/C - (Separate Washer / Dryer), wine fridge, larder with sliding blackboard door, space saving pocket doors, feature Fireplaces (not in use), security alarm system, HIVE heating system and ample storage

Bathurst Gardens is a fantastic and popular location for its transport links at Kensal Green Station (Bakerloo Line and Overground). The amenities of College Road are a short walk away, offering favourites such as Kensal Store, The Island Gastropub, Sonora Cafe, Lexi Cinema and L'Angolo Italian Deli. Chamberlayne Road and Queens Park itself are also within easy access.

The property is also within walking distance of the local parks to include Queens Park, Tiverton Park, King Edwards and Roundwood all very good options and offering variety.







Total Area: 186.9 m<sup>2</sup> ... 2012 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Deposit:** £7,961.54

**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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