



KINGS PARADE, LONDON, NW10  
**£2,000 PER MONTH FURNISHED**

## STYLISH GROUND FLOOR GARDEN APARTMENT LOCATED IN THE HEART OF KENSAL RISE

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

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## DESCRIPTION:

Winkworth are delighted to offer this well presented ground floor garden apartment.

Located on the ground floor of this well maintained building, the apartment comprises of a spacious open plan kitchen reception with three sky lights allowing natural light to floor into this space.

The bedroom is a generous size and there is a shower room both located immediately off of the reception room.

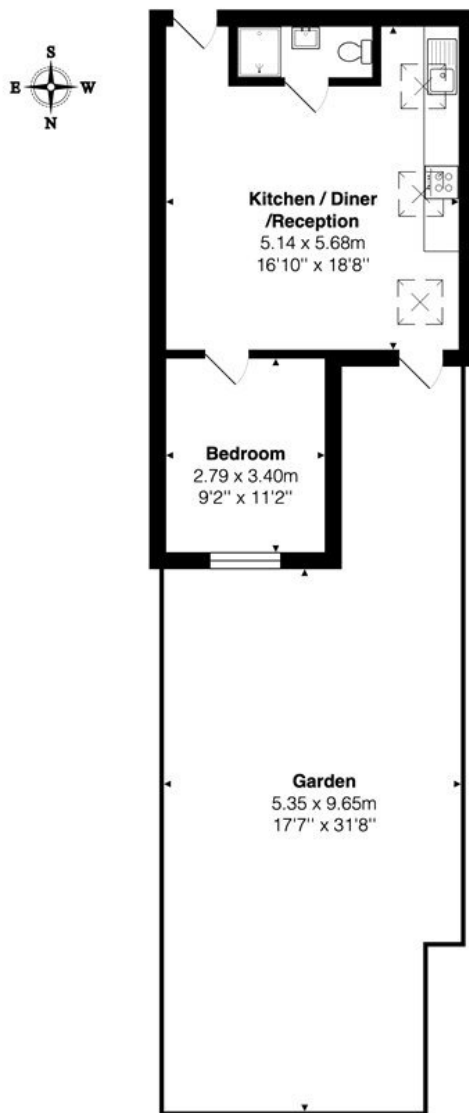
The apartment also benefits from access to a rear low maintenance private garden perfect for entertaining in the summer.

With hardwood flooring throughout, modern appliances, high quality furnishing, the apartment is available 03/08/24, this apartment is sure to let quickly.

Tenants will be delighted to hear that the rental price includes the water rates.







**Ground Floor**

**Total Area: 39.1 m<sup>2</sup> ... 421 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	77 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Deposit:** 5 weeks rent

**Holding Deposit:** 1 weeks rent

**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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