



**BURROWS ROAD, NW10**  
**£2,500 PER MONTH UNFURNISHED**

**A DELIGHTFUL TWO BEDROOM GARDEN FLAT IN A PERIOD  
 CONVERSION, OFFERED IN EXCELLENT CONDITION AND CLOSE TO  
 THE AMENITIES AND TRANSPORT LINKS OF KENSAL RISE.**

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

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### DESCRIPTION:

This lovely garden flat has two good sized bedrooms, separate kitchen which provides direct access to the garden, a three piece family bathroom and a beautiful, bright and airy formal reception room to the front of the building with feature fireplace and large sash bay window.

The property is in excellent condition overall.

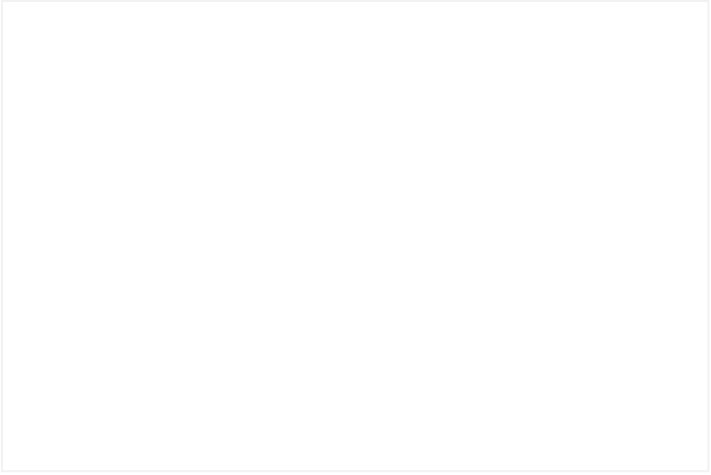
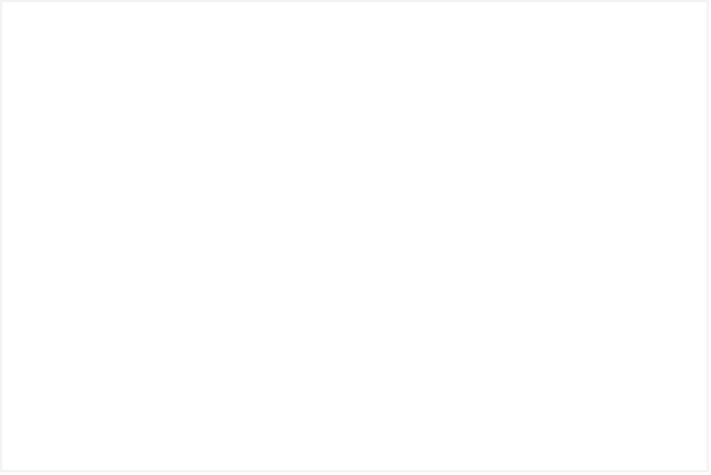
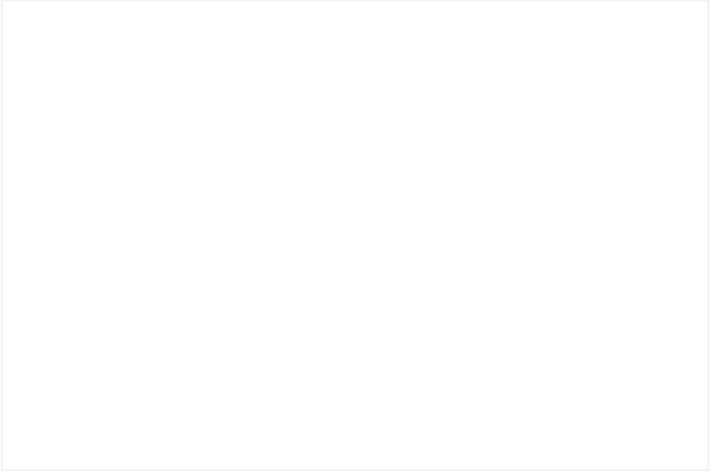
The garden is completely private and has been designed for ease of maintenance with patio area for outdoor furniture.

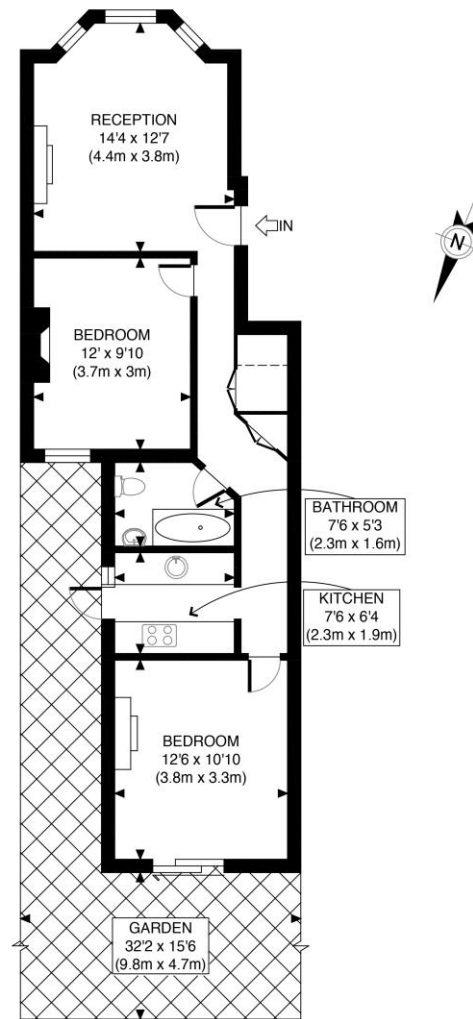
Burrows Road is a fantastic location and sought after street within Kensal Rise.

Transport links are great from either Queens Park or Kensal Green Underground Station (which also has London Overground) or Kensal Rise Overground which is a short walk from the front door.

The property is also a short walk from Chamberlayne Road and College Road with all the coffee shops, gastropubs and independent shops.







GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 622 SQ FT

<p>APPROX. GROSS INTERNAL FLOOR AREA 622 SQ FT / 58 SQM</p> <p>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</p>	Burrows Road
	date 27/06/24
	photoplan

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		
55-68	D	67 D	76 C
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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