



TRENMAR GARDENS, NW10  
£300,000 LEASEHOLD

## A NATURALLY BRIGHT ONE BEDROOM FIRST FLOOR APARTMENT

North Kensington | 020 7792 5000 | northkensington@winkworth.co.uk

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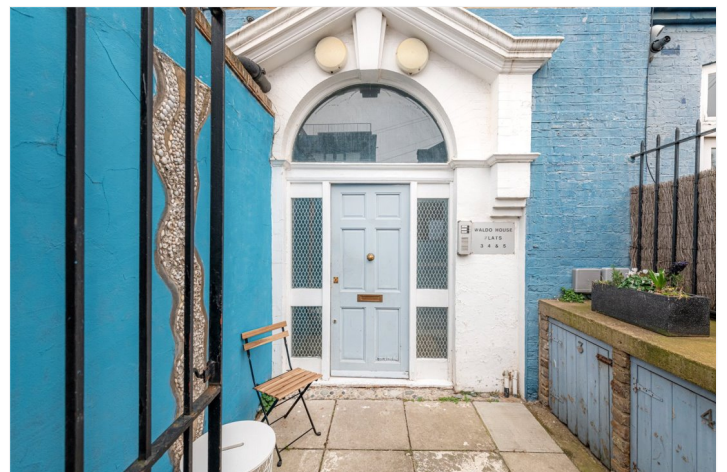
## DESCRIPTION:

A naturally bright one bedroom first floor apartment offered for sale in excellent condition. The property comprises: spacious open plan kitchen/reception room, a goods-sized double bedroom and bathroom. The property is a perfect first home or rental investment.

Waldo House is ideally located off the Harrow Road and is very close to Chamberlayne Road and College Road's many restaurants, pubs, shops with easy access to transport from Kensal Rise (Overground) and Kensal Green (Bakerloo line & Overland) stations plus numerous bus routes.

## AT A GLANCE

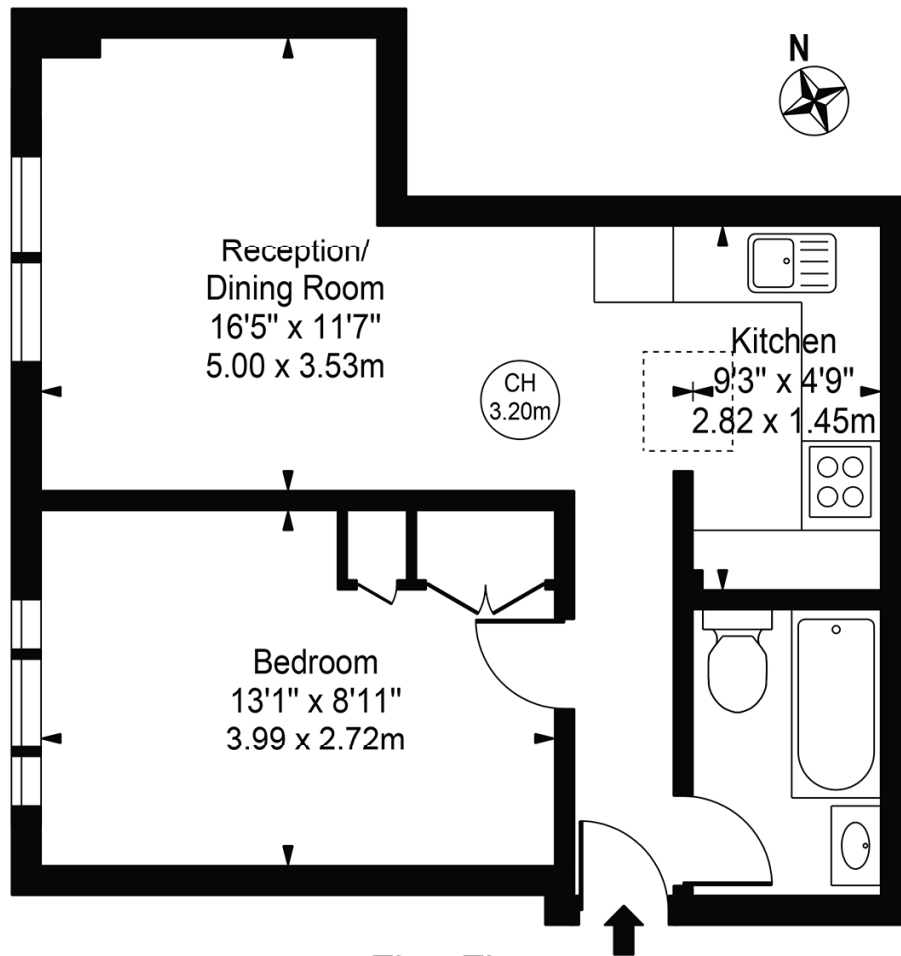
- One Bedroom Flat
- First Floor
- Very High Ceilings
- Wooden Floors Throughout
- Period Building
- EPC Rating E
- Leasehold 107 Years Remaining
- Service Charges £1700
- Ground Rent Peppercorn





# Waldo House

Approx. Gross Internal Area 388 Sq Ft - 36.05 Sq M



## First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let. Copyright Morriarti Photography & Design LTD

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)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Leasehold  
**Term:** Expires - 02/11/2131  
**Service Charge:** £1700 per annum  
**Ground Rent:** Peppercorn  
**Council Tax Band:** A

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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