



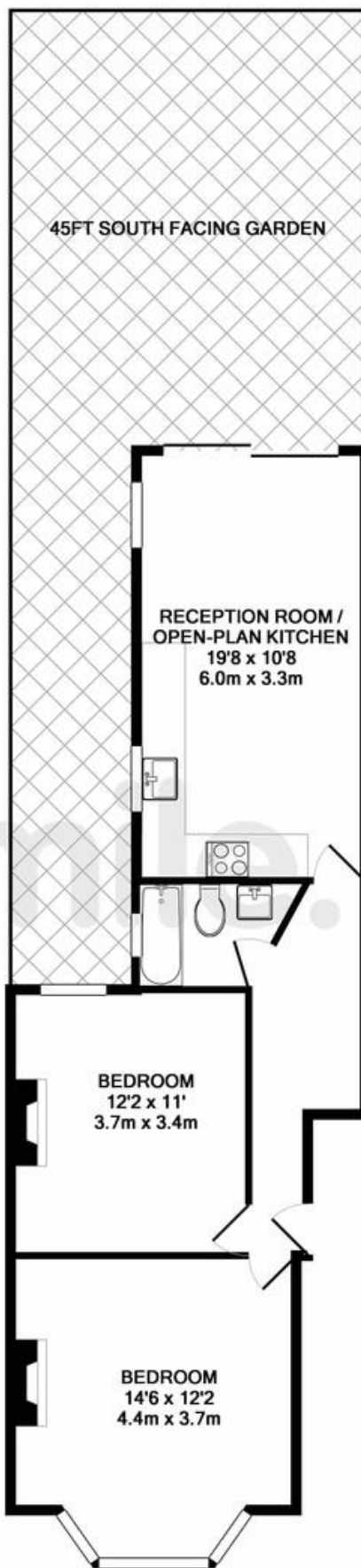
MILE



Burrows Road, Kensal Rise NW10 £2,300 pcm

Offered in excellent condition, the property comprises of two double bedrooms, a three piece family bathroom and a superb 20ft reception room / open-plan kitchen / diner with sliding doors giving access onto a fantastic 45ft (approx.) south facing garden. This lovely property benefits from original wood flooring throughout, original sash windows, high ceilings and an abundance of storage space and natural light. Burrows Road is an extremely popular residential road and this property is ideally located for Chamberlayne Road and College Road's many restaurants, pubs, vintage shops and both Kensal Rise (Overground) and Kensal Green (Bakerloo Line & Overland) stations plus numerous bus routes. The property is offered on an unfurnished basis and is available July 2024.

- Superb garden apartment
- Two double bedrooms
- Fantastic 45ft south facing garden
- Excellent condition
- Available 22nd July 2024
- Offered unfurnished
- Great 20ft lounge / kitchen / diner
- Wood flooring throughout
- Fantastic location
- Close to shops and transports



TOTAL APPROX. FLOOR AREA 606 SQ.FT. (56.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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MONEY LAUNDERING REGULATIONS 2003: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.