

A-B-A-C-U-S

KENSAL RISE

Okehampton Road, Kensal Rise London, NW10

Newly refurbished two bedroom flat with private garden located within a short walk from all amenities of Kensal Rise. The property comprises a spacious reception room with modern semi-open plan kitchen with appliances, master bedroom with en-suite shower, smaller second bedroom/study and an additional three piece shower room. The property has been finished to a high specification and is offered furnished or unfurnished.

Nearest train station is Kensal Rise Overground, Kensal Green Overground (Bakerloo) and is close to bus stops. Available immediately



£360.00 Per Week
£1,560.00 Per Calander Month

103 CHAMBERLAYNE ROAD • KENSAL RISE • LONDON NW10 3NS

T: 020 3815 5777 • E: KENSALRISE@ABACUSESTATES.COM • W: ABACUSESTATES.COM

ABACUS ESTATES IS A TRADING NAME FOR AND ON BEHALF OF LENS CANE LIMITED NO: 7838571 • VAT REGISTRATION NO: 341 5959 42 • REGISTERED OFFICE: 103 CHAMBERLAYNE ROAD, LONDON, NW10 3NS



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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A		✗	✗
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

VIEWING BY APPOINTMENT WITH AGENTS ABACUS ESTATES - KENSAL RISE
OPENING HOURS:

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.