

## Napier Road, Kensal Green London, NW10

\*self contained studio in shared house\* Available end of January 2023

We are pleased to offer this Beautiful Victorian property that has recently been refurbished. 6 double bedrooms (4 Ensuite), a lovely bathroom, large eat-in kitchen diner. Excellent location: 5-10 minutes to Willesden Junction and Kensal Green stations. Access to Bakerloo and Overground lines in less than 10 minutes. Each bedroom can be offered furnished or unfurnished. All bills included, all you need to pay is your monthly rent, nothing else. This property is only suitable for positive, friendly professionals so if this is you please don't hesitate to get in touch.




—ABACUS—  
ESTATES


**£276.92 Per Week**  
**£1,199.99 Per Calendar Month**

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Abacus Estates is a trading name for and on behalf of Abacus Estates (Kensal Rise) LTD No. 07838571. Vat Registration No. 353296781 Registered Office 103 Chamberlayne Road, Kensal Rise, NW10 3NS



Energy Efficiency Rating		
	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p><i>Current</i></p> <p>Energy efficiency class based on the energy performance certificate (EPC) for the property.</p>	<p><i>Potential</i></p> <p>Energy efficiency class based on the energy performance certificate (EPC) for the property, assuming all energy efficiency measures are implemented.</p>
<p><b>England, Scotland &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p> 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>	<p><i>Current</i></p> <p>Environmental impact class based on the energy performance certificate (EPC) for the property.</p>	<p><i>Potential</i></p> <p>Environmental impact class based on the energy performance certificate (EPC) for the property, assuming all energy efficiency measures are implemented.</p>
<p><b>England, Scotland &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p> 	

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.