

# A-B-A-C-U-S

KENSAL RISE

## Chevening Road, Queens Park London, NW6

A comfortable 2 bedroom apartment situated just off the trendy Chamberlayne Road and within easy reach to the green open spaces of Queens Park. The property would benefit from some refurbishment with additional perks including period features, balcony, loft access and no onward chain.



**£655,000 Leasehold**

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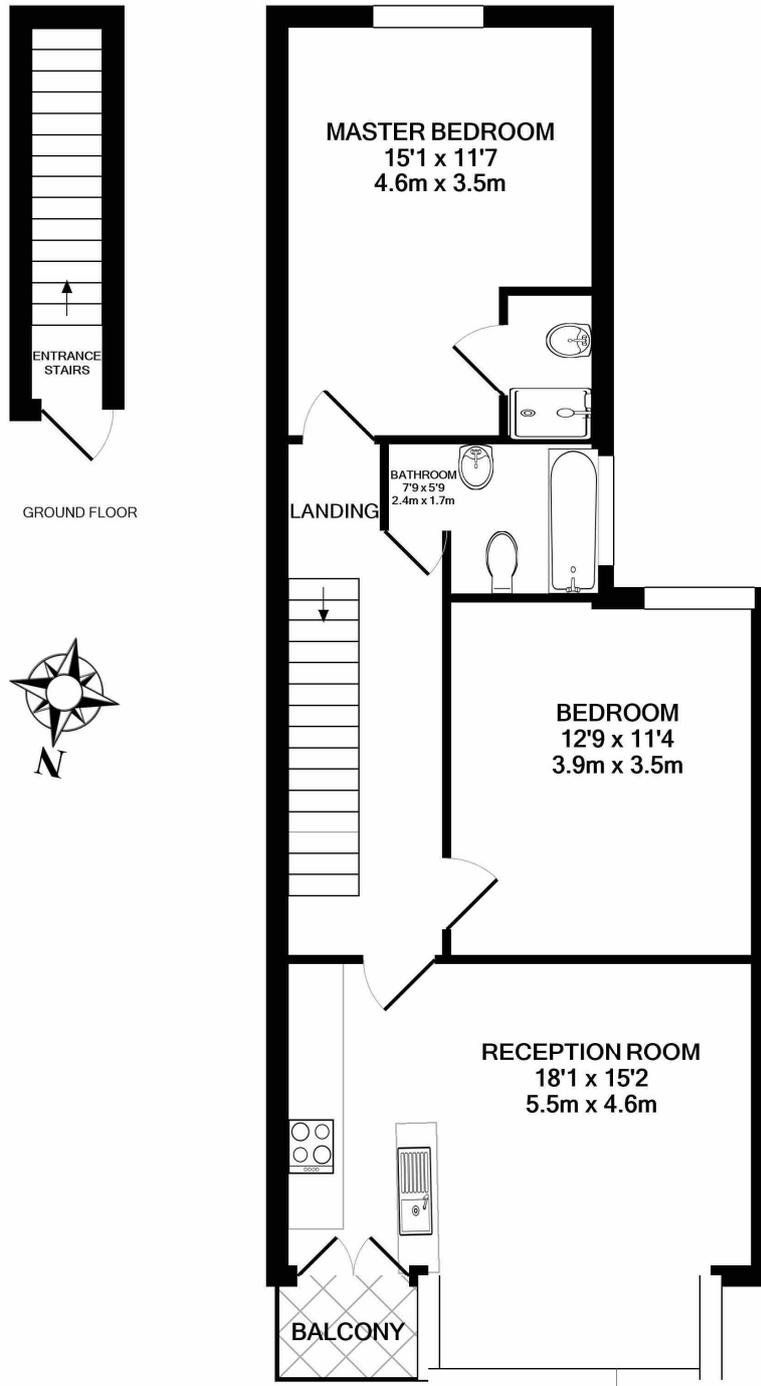
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		57	66
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating			Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions				
(92-100) A				
(81-91) B				
(69-80) C				
(55-68) D				
(39-54) E			51	62
(21-38) F				
(1-20) G				
Not environmentally friendly - higher CO <sub>2</sub> emissions				
England, Scotland & Wales			EU Directive 2002/91/EC	





1ST FLOOR

TOTAL APPROX. FLOOR AREA 780 SQ.FT. (72.5 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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VIEWING BY APPOINTMENT WITH AGENTS

Abacus Estates

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SAT - 9.30AM TO 4.00PM

SUN - BY PRIOR APPOINTMENT

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1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/ verification.

2. The photograph depicts only certain parts of the property. The fittings illustrated may be included with the apartment/ house although the joinery and paint finishes may differ. No assumptions should be made with regards to parts of the property. Please ask for further information if required.
3. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquires.
4. Descriptions of the property are subjective and are used in good faith as an opinion and a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property.