



CHAMBERLAYNE ROAD, NW10
£1,850 PER MONTH UNFURNISHED

**THIS TWO BEDROOM FLAT HAS BEEN BEAUTIFULLY
REMODELLED FROM THE FLOORBOARDS UP WITH
SPACE AND STYLE IN MIND.**

Kensal Rise & Queens Park | 0208 960 4947 | kensalrise@winkworth.co.uk

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DESCRIPTION:

Following a meticulous remodel that combines smart storage and a calming colour palette with pretty period details.

Since purchasing the property the owners have renovated the flat: fitting a bespoke custom bed alcove and double wardrobes in the master bedroom, a shelf and cabinet in the hallway, wraparound cabinetry and box bench in the lounge, and a discrete laundry cupboard; laying wood flooring reclaimed from a well-known London museum; installing a modern galley kitchen (with access to the fire escape) and subway-tiled bathroom; installing double-glazed windows throughout; re-pointing the exterior front brickwork; decorating the entire flat and common areas; and installing a new gas combi boiler (in 2020).

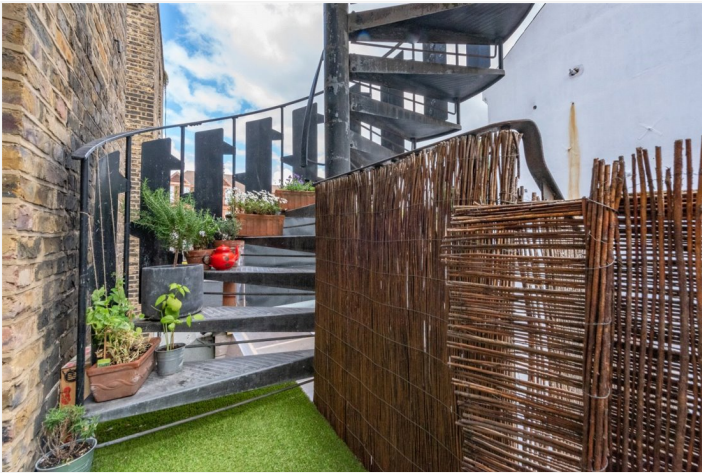
- primary bedframe is fixed - no mattress

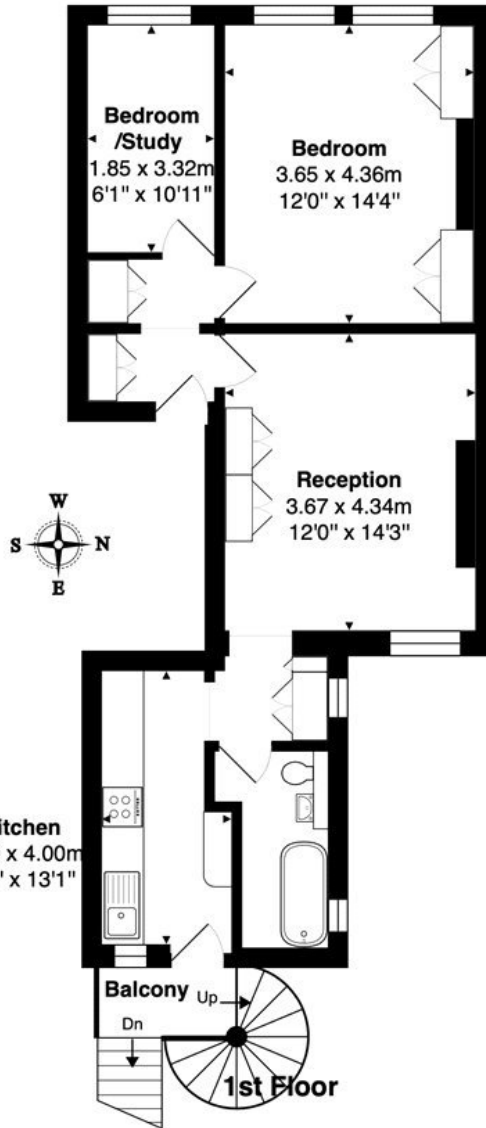
- chest of draws

Council tax band B

Please be aware that this property is above a commercial premises.

The Owners Say - We have loved living, working and raising our young family in this fantastic corner of London. We make full use of Queens Park, the new Moberly Sports Centre and the Maqam Centre. We go to the Farmers Market on Salusbury Road every Sunday and regularly pop downstairs for a pizza. We walk down to Portobello Road or along the canal to Little Venice. We zip round to Kew Gardens or Hampstead Heath on the Overground—or straight into Trafalgar Square on the Number 6 bus or the Bakerloo Line.





Total Area: 57.8 m² ... 622 ft² (excluding balcony)
 All measurements are approximate and for display purposes only

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.

Deposit: 5 weeks rent

Holding Deposit: 1 weeks rent

Council Tax Band: B

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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