

Wakeman Road, Kensal Rise, NW10



- Ground floor 2 double bedroom garden flat on Wakeman Road close to the junction with Harrow Road.
- Ideal for Kensal Green, Queens Park and Ladbroke Grove
- Available 20th May.
- Part Furnished. Rear Garden
- EPC:D. Council tax band C.
- Viewing via Rose & Co Estates 020 7372 8488



Weekly Rental £395 Monthly £1711.66

Entrance Hall

Wood flooring

Reception 15' 11" x 107' 11" (4.84m x 32.90m)

Wood flooring. Double glazed windows.

Kitchen 9' 3" x 7' 6" (2.83m x 2.29m)

Wall and base units, 4 ring gas hob, oven, extractor fan, inset sink unit. wall mounted boiler. Washing machine. Double glazed window. Space for for fridge freezer

Bedroom 1 11' 8" x 10' 4" (3.56m x 3.15m)

Wood flooring. Double glazed window.

Bathroom WC 7' 8" x 4' 10" (2.34m x 1.47m)

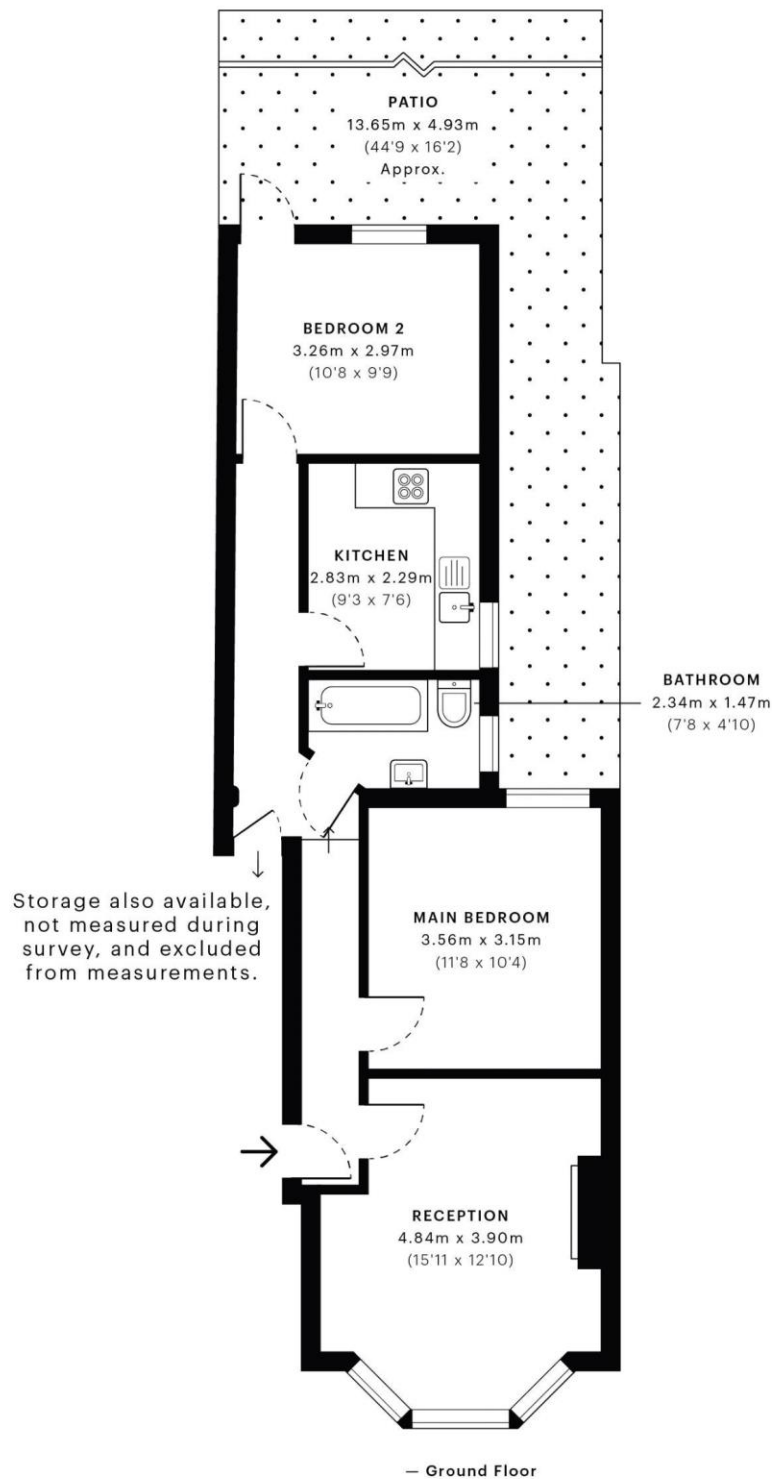
3 piece suite, bath w/c wash hand basin, tiled walls. Heated towel rail Double glazed window

Bedroom 2 10' 8" x 3' 2" (3.26m x .97m)

Wood flooring. Double glazed window. Double glazed door leading to Patio

Rear Garden/Patio 44' 9" x 16' 2" (13.65m x 4.93m)

Patio



GROSS INTERNAL AREA (GIA)
The footprint of the property

56.51 sqm / 608.27 sqft



NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height

53.22 sqm / 572.86 sqft



EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.

0.00 sqm / 0.00 sqft



RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m

0.00 sqm / 0.00 sqft

Energy performance certificate (EPC)

147b Wakeman Road
LONDON
NW10 5BH

Energy rating

D

Valid until: **12 October 2031**

Certificate number: **9900-0220-4209-3209-2600**

Property type

Ground-floor flat

Total floor area

56 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)