

PARKER JAMES

ESTATES

Established since 1995



Harrow Road London NW10 5NH

- Available immediately
- Ground floor
- Street level access
- Kensal Green station walking distance
- Pubs and restaurants nearby
- Part-furnished
- Newly refurbished
- Wood flooring
- Co-Op Food minutes away
- Close to King Edward VII Park

£1,250 Per Month

Harrow Road

London NW10 5NH



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Available immediately on a part-furnished basis is this newly refurbished ground floor studio flat with street level access in Kensal Green.

The property which has wood flooring throughout briefly comprises an entrance hall, studio room with flexible space for living, dining and sleeping, kitchenette and a fully tiled shower room.

Kensal Green (Bakerloo and Lioness lines) station is comfortable walking distance as are a number of convenience stores including a Co-op Food on Harrow Road, restaurants and local pubs whilst pleasant outdoor space can be enjoyed in nearby King Edward VII Park.



[Directions](#)



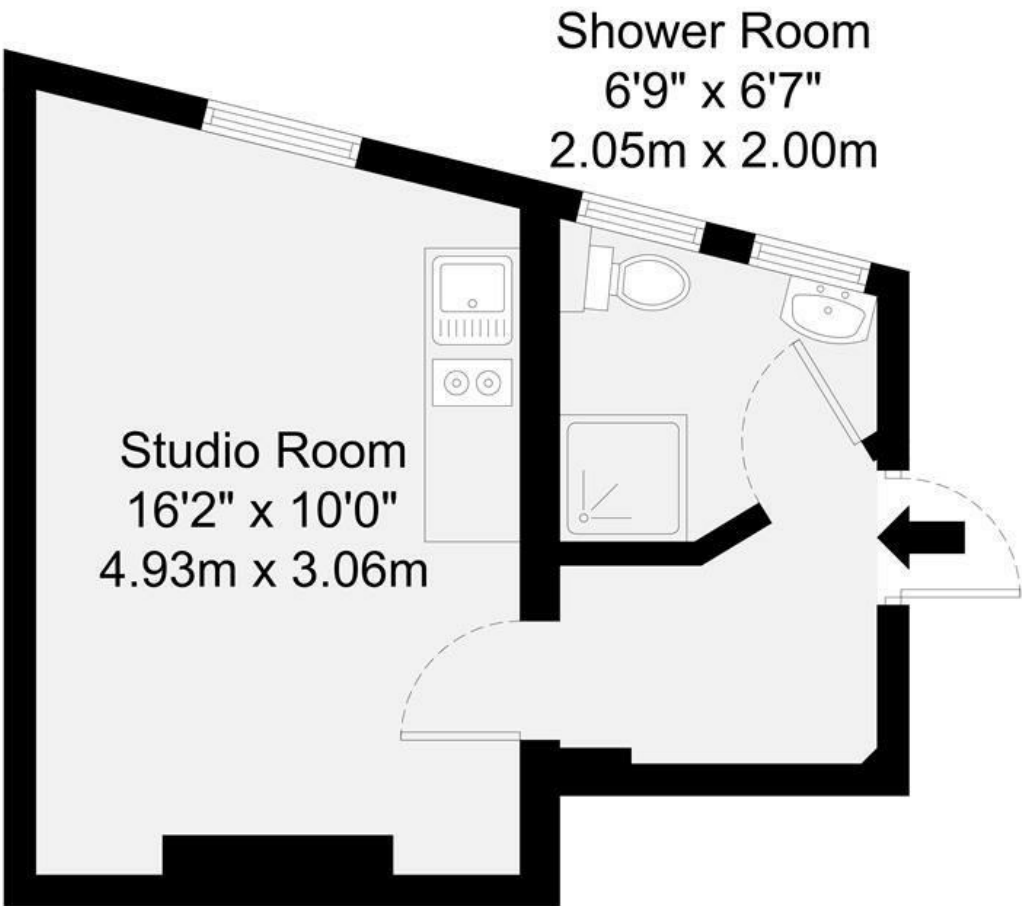
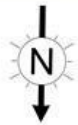


Floor Plan



Harrow Road, NW10

GROSS INTERNAL AREA
21.2 sq m / 228 sq ft



Ground Floor

GROSS INTERNAL AREA (GIA) The footprint of the property 21.2 sq m / 228 sq ft	TOTAL STORAGE SPACE Storage and wardrobe total area 0.0 sq m / 0.0 sq ft	EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc. 0.0 sq m / 0.0 sq ft	RESTRICTED HEAD HEIGHT Limited use area under 1.5m 0.0 sq m / 0.0 sq ft
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Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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