



**BAYFORD ROAD, KENSAL GREEN, NW10**  
£550 per week\*

**Carter Jonas**

# BAYFORD ROAD, NW10

A well presented newly redecorated two bedroom garden flat ideally located on this quiet street close to Kensal Green tube station and local shopping amenities. The owners have also installed new carpet, a new bathroom and kitchen. EPC rating: C Bayford Road is a lovely residential road located in Kensal Green, a popular area known for independent boutiques, cafes and bars. The property is a short walk away from Chamberlayne Road in Kensal Rise.

Reception, kitchen, 2 double bedrooms, bathroom. Garden. Unfurnished. Minimum term is 12 months

Holding deposit is 1 week's rent

Security deposit is 5 week's rent

Brent Council - Council tax band C

For the latest information on broadband and mobile coverage, please visit the Ofcom website <https://checker.ofcom.org.uk/en-gb/broadband-coverage> for the most up-to-date details.

For eligibility for resident parking permits, please refer to the Brent council website <https://www.brent.gov.uk/parking-roads-and-travel/parking/parking-permits> for further details.

- Council Tax Band = C
- Deposit Required = £2,750.00
- Long Let, Minimum term 12 months
- 2 double bedrooms
- Large reception room
- Separate Kitchen
- Private patio garden
- Unfurnished
- EPC = C
- Kensal Green tube and overground

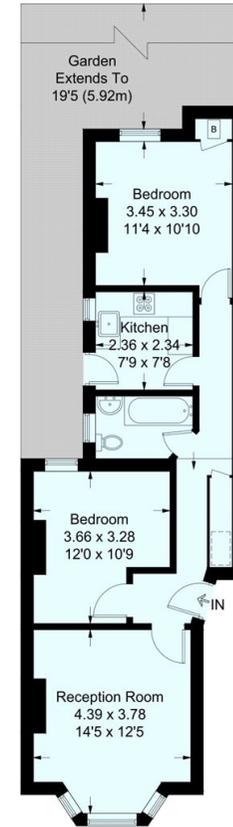
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	70	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Bayford Road, Kensal Green, NW10

Approximate Gross Internal Area = 59.1 sq m / 636 sq ft



= Reduced headroom below 1.5m / 5'0"



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID377880)



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Classification L2 - Business Data

### IMPORTANT INFORMATION

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