

A-B-A-C-U-S

KENSAL RISE

Anson Road, London, NW2

Mansion Style 3/4 double bedroom apartment opposite Gladstone Park. The apartment features spacious lounge with large windows giving access to plenty of light and a nice view over the park. 3 double bedrooms, fully fitted eat-in kitchen with all appliances and family bathroom. Ideally located directly opposite Gladstone Park, minutes from Willesden Green village and approx 0.6m walking to Willesden Green underground on the Jubilee line. Please call 0203 815 5777 for further information.



£420 per week

103 CHAMBERLAYNE ROAD • KENSAL RISE • LONDON NW10 3NS
T: 020 3815 5777 • E: HEADOFFICE@ABACUSESTATES.COM • W: ABACUSESTATES.COM

ABACUS ESTATES IS A TRADING NAME FOR AND ON BEHALF OF ABACUS ESTATES (LONDON) LIMITED NO: 099182841 • VAT REGISTRATION NO: 223 0774 34 • REGISTERED OFFICE: 103 CHAMBERLAYNE ROAD, LONDON, NW10 3NS



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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	





VIEWING BY APPOINTMENT WITH AGENTS

Abacus Estates
OPEN MON-FRI 8.00AM TO 7.00PM
SAT - 9.30AM TO 4.00PM
SUN - BY PRIOR APPOINTMENT

Important Notice

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.

N.B. Abacus Estates is a Trading name for and on behalf of Lenscane Limited.