



## KILBURN GATE, LONDON, NW6 £2,850 PER MONTH FURNISHED

A well-presented three-bedroom, second-floor split-level apartment. The property comprises two spacious double bedrooms, one single bedroom, a newly fitted bathroom with a separate WC, and a modern, fully equipped kitchen. There is a separate living area which opens onto a private balcony.

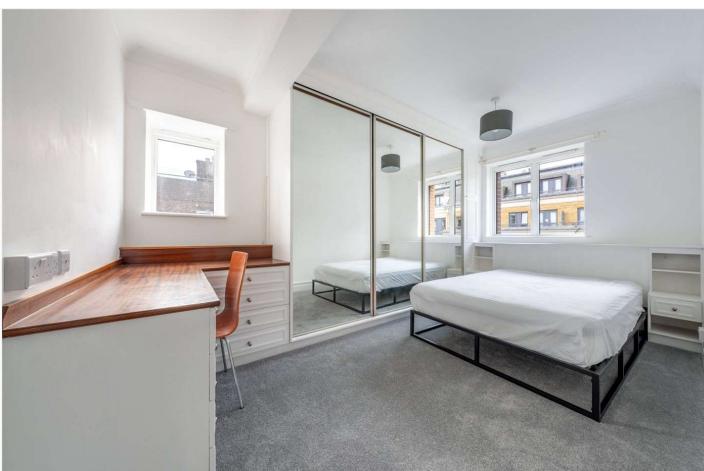
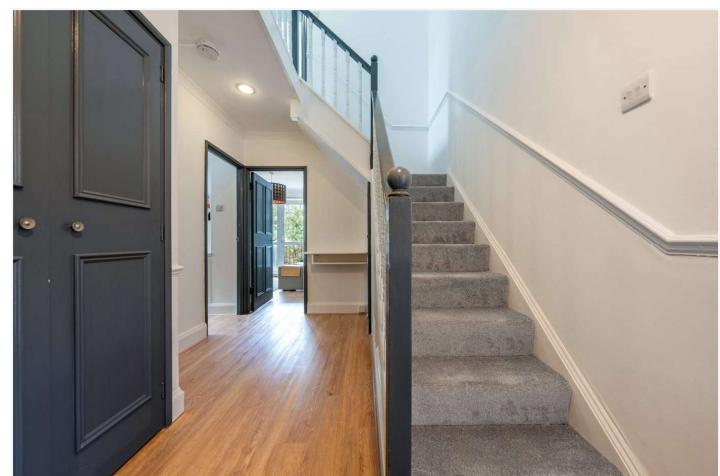
Ideally located within 0.2 miles of both Kilburn High Road (Overground) and Kilburn Park (Underground), offering excellent transport links.

HMO Licence approved

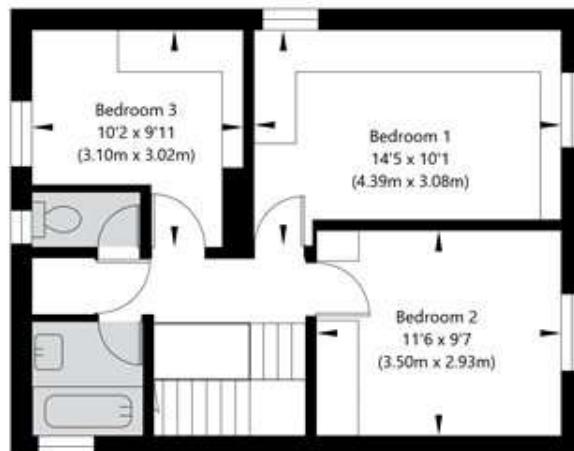
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Three Bedrooms | Bathroom with Separate WC | Reception Room | Kitchen | Balcony | Furnished

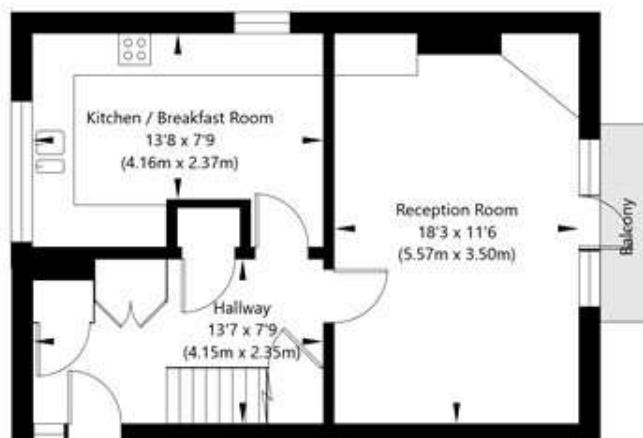
for every step...



# Kilburn Gate, NW6 5UX

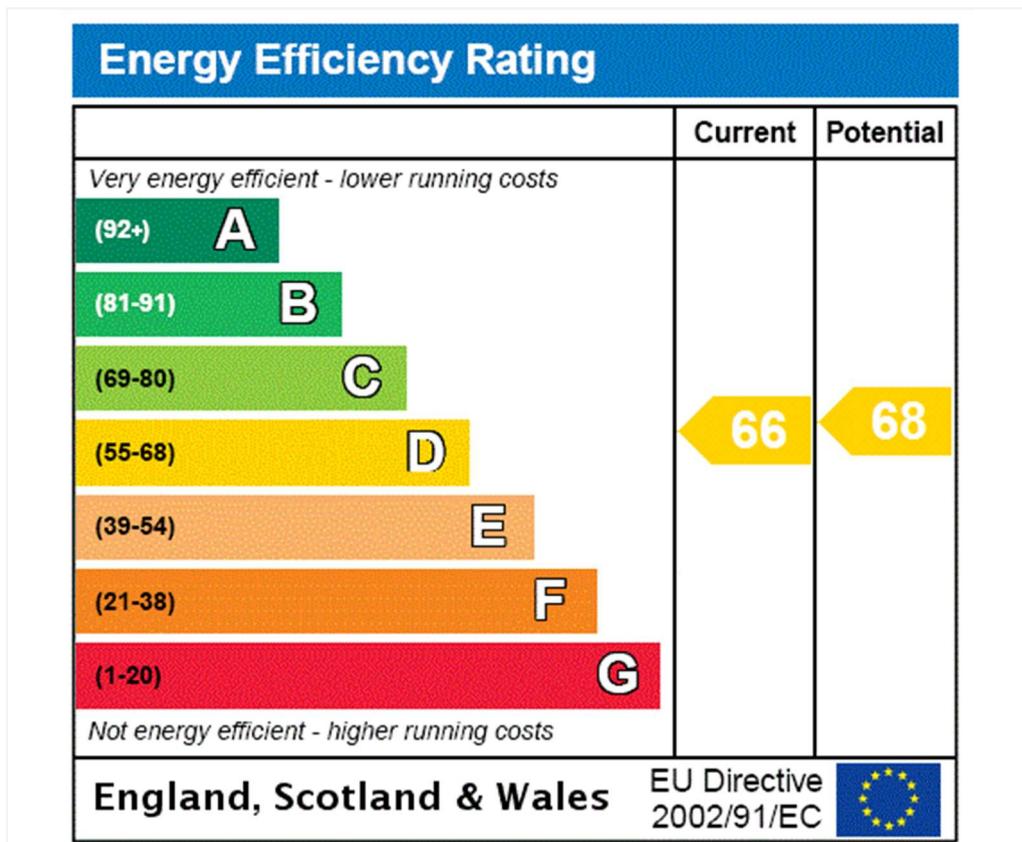


Top Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 43.77 SQ M / 471 SQ FT



Third Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 43.48 SQ M / 468 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 87.25 SQ M / 939 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.



**Tenancy Deposit:** £3,288.46

**Holding Deposit:** 1 weeks rent where the rent is up to £100,000 per annum, 2 weeks rent where the rent is over £100,000 per annum

**Council Tax Band:** C

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.

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