



KILBURN HIGH ROAD, NW6
£1,750 PER MONTH UNFURNISHED

FULLY RENOVATED ONE BEDROOM APARTMENT LOCATED MOMENTS FROM KILBURN HIGH ROAD

**Kensal Rise & Queens Park | 0208 960 4947 |
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DESCRIPTION:

Following a full renovation, this lower ground apartment is available NOW and offered to the lettings market unfurnished.

From entry to the building via fob access, tenants will benefit from a front door on the first level and then a private staircase with glass balustrade allowing access to the second internal door.

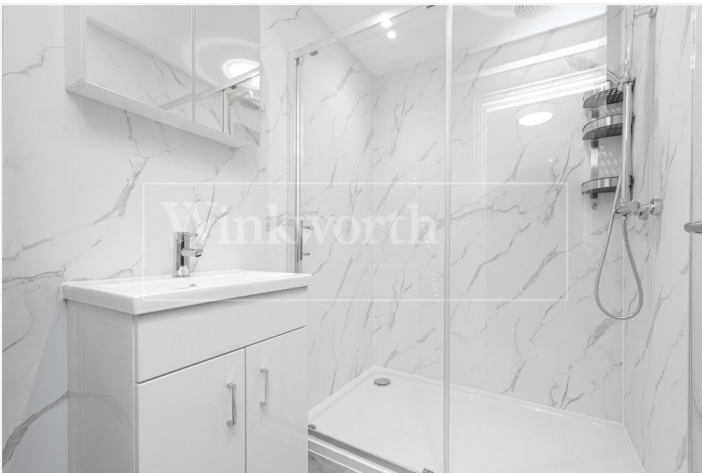
The property comprises of a spacious living room with a new fully fitted kitchen, separate utility cupboard with washer and dryer and onto a separate toilet as well as a rear power shower room.

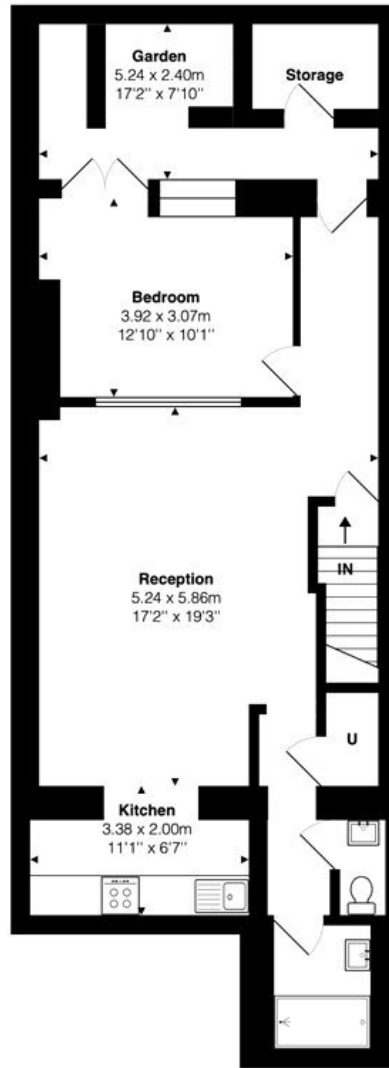
Also benefitting from a separate double bedroom with dual access to the private courtyard.

With wooden flooring throughout, new fitted appliances as well as a full size fridge freezer, this apartment is sure to let quickly.

Please note that there is a service charge of £100 which includes

- Communal cleaning
- Council Tax
- Water Bill





Lower Ground Floor

Total Area: 63.2 m² ... 680 ft² (excluding garden)

All measurements are approximate and for display purposes only

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	75
(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

Deposit: £2,019.23

Council Tax Band:

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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