

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		

Kilburn Lane, Queens Park, W10 4BQ

£1,800 Per Month

Subject to Contract

- Two double bedrooms
- Fitted white lacquered kitchen
- Gas central heating
- 24ft Reception room
- Large polished tiles modern in bathroom
- Small private garden

We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.



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**Kilburn Lane, W10 4BQ**

**\*\*NEW PHOTOS, AND UPDATED FLOORPLAN TO FOLLOW\*\***

Beautifully designed, contemporary style two double bedroom apartment, with over 680sq ft of living/entertaining space, with quality fixtures & fittings throughout, set on the ground floor of this period style building with private garden.

The property offers well-proportioned split-level accommodation, with a sizable reception room, fitted white lacquered kitchen with integrated appliances, large polished marble effect tiles in contemporary bathroom combined w.c.

Kilburn Lane is a long Avenue with an interesting mix of light industrial and residential. Only a walk away from both Kensal Rise & Queens Park variety of local shops, bars/cafes, restaurants and most well located for a choice of numerous transport links which include a short walk of "Queens Park" (Bakerloo Line) tube.

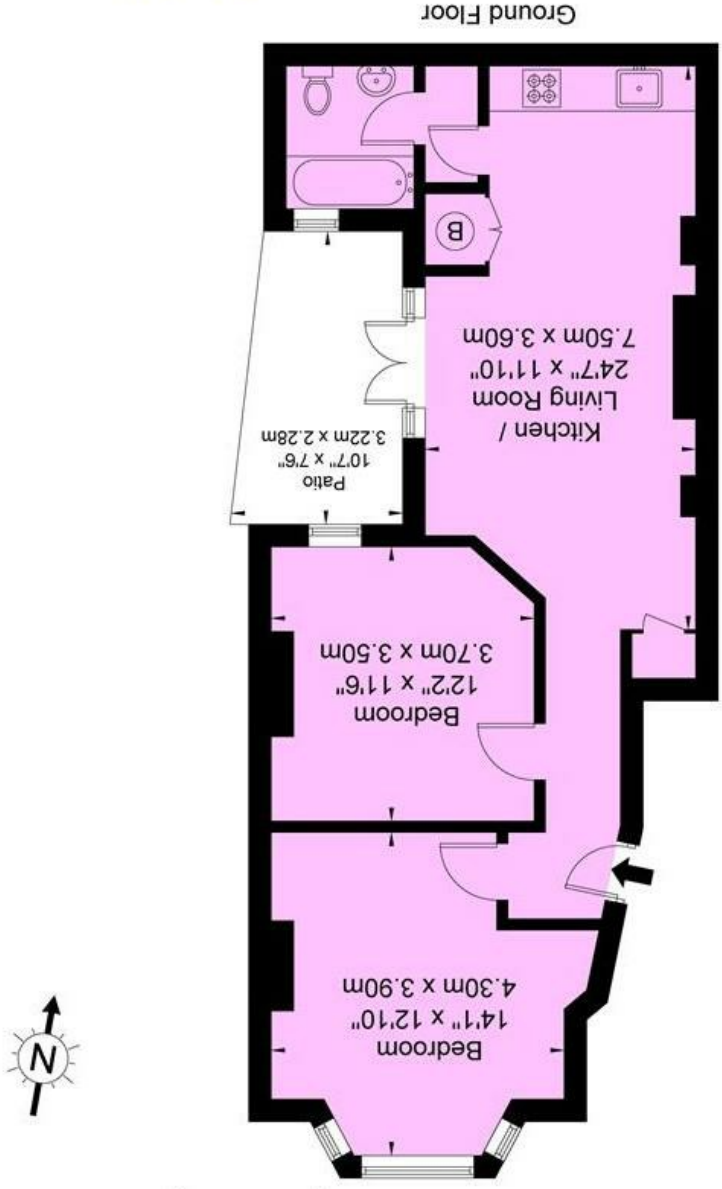
Available 31st July

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**Kilburn Lane W10 4BQ**

Approx. Gross Internal Area = 63.2 sq m / 680 sq ft



**BLEU PLAN**  
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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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