



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	47	60
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Kilburn Lane, Queens Park, W10 4AN**

**£1,400 PCM**

Subject to Contract

- Double bedroom
- High ceilings & attractive period fire-place in reception room
- Hardwood work-tops in eat in kitchen
- White three piece suite in bathroom
- Private rear garden
- Own entrance
- Sash windows
- Solid-wood flooring
- Gas central heating



## Kilburn Lane, W10 4AN

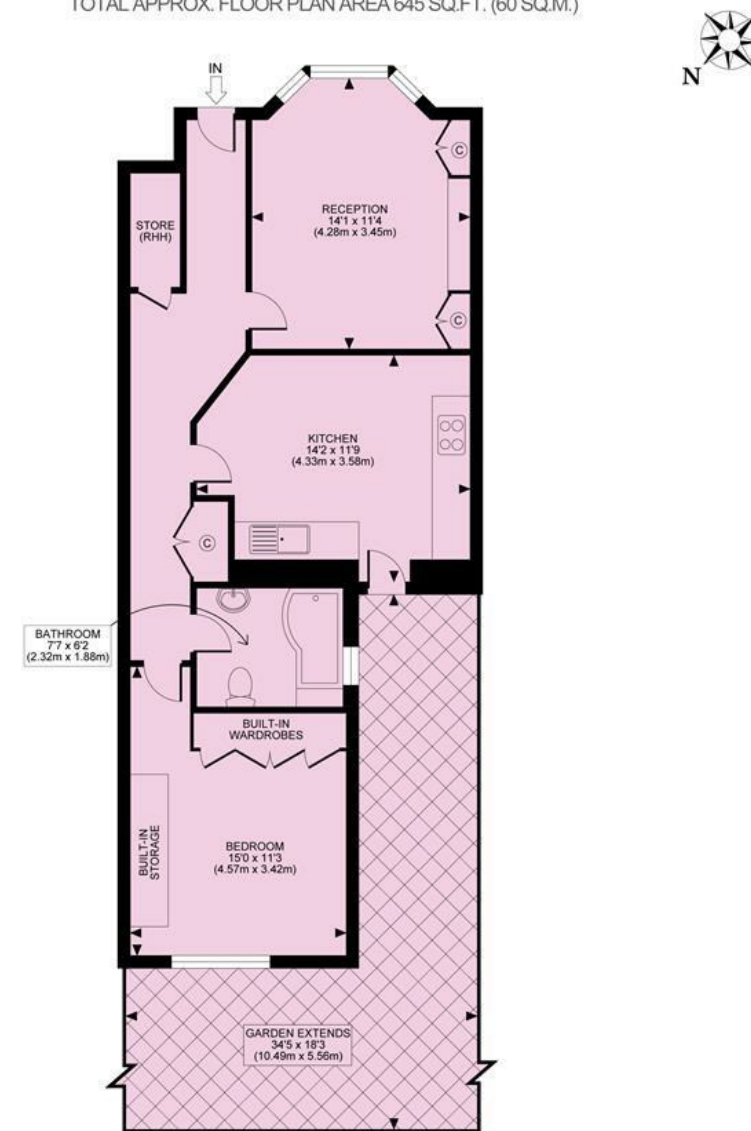
Own entrance directly from street level... presently arranged as one bedroom, generous sized and well maintained, with sole use of a private rear garden, located on the ground floor of this period style building, an equidistant of both Queens Park & Ladbroke Grove.

Benefiting from solid-wood flooring and some period features which include sash windows, offering over 644 sq ft of living/entertaining space, accommodation comprising of high ceilings and stylish fitted shelving & cupboards to alcove of chimney in reception room, door to garden from fitted eat in kitchen with hardwood work tops and white three piece suite in the bathroom.

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.



KILBURN LANE, NW10  
TOTAL APPROX. FLOOR PLAN AREA 645 SQ.FT. (60 SQ.M.)



All measurements walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent nor zentuvo  
www.zentuvo.co.uk

**Tenure**

**Price** £1,400 PCM Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



Tel: +44 (0)2 8960 9988  
Fax: +44 (0)2 8960 9989

Email: mail@warwickestateagency.co.uk  
warwickestateagents.tv | warwickestateagents.co.uk

69 Chamerlayne Road, London NW10 3ND  
Tel: +44 (0)20 8960 9988 Fax: +44 (0)20 8960 9989