



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

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

Kilburn Lane, Queens Park, W10 4AN

Asking Price £549,950

Subject to Contract

- Maximised at four bedrooms
- Investment potential
- Own entrance from street level

- Close proximity of Queens Park & Maida Vale
- First & second floor maisonette
- Direct access to 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.



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

Email: mail@warwickstateagency.co.uk
warwickstateagents.tv | warwickstateagents.co.uk

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



Kilburn Lane, W10 4AN

Own entrance... unique and most impressive, three/four bedroomed split level maisonette, on the first & second floor of this period style mid-terraced building, featuring direct access down to the garden from reception room, with a mix of antique coloured timber & carpeted flooring. Only a short stroll of Queens Park & Maida Vale numerous amenities. The property offers over 983 sq ft of living accommodation, fitted separate kitchen off bright reception room, sizable master bedroom in loft three further bedrooms and bathroom combined w.c. Kilburn Lane is a long Avenue with an interesting mix of light industrial and residential. In close proximity of Queens Park variety of local shops, bars/cafes, restaurants and most well located for a choice of a variety of transport links which include "Queens Park" (Bakerloo Line) tube.

OPEN DAY TO BE CONFIRMED

Kilburn Lane, London, W10 4AN, UK
 Approx. Gross Internal Area 983 sq ft - 91.33 sq m
 (Included Eaves Storage)



Ref THEBLEUPLAN
 Copyright
 Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

69 Chamberlayne Road, London NW10 3ND
 Email: mail@warwickestateagency.co.uk | warwickestateagents.tv | warwickestateagents.co.uk
 Tel: +44 (0)20 8960 9988 Fax: +44 (0)20 8960 9989

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

