

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	59
(39-54) E	52
(21-38) F	
(1-20) G	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	51
(39-54) E	46
(21-38) F	
(1-20) G	

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.

Kilburn Lane, Queens Park, W10 4BQ

Asking Price £475,000

Subject to Contract

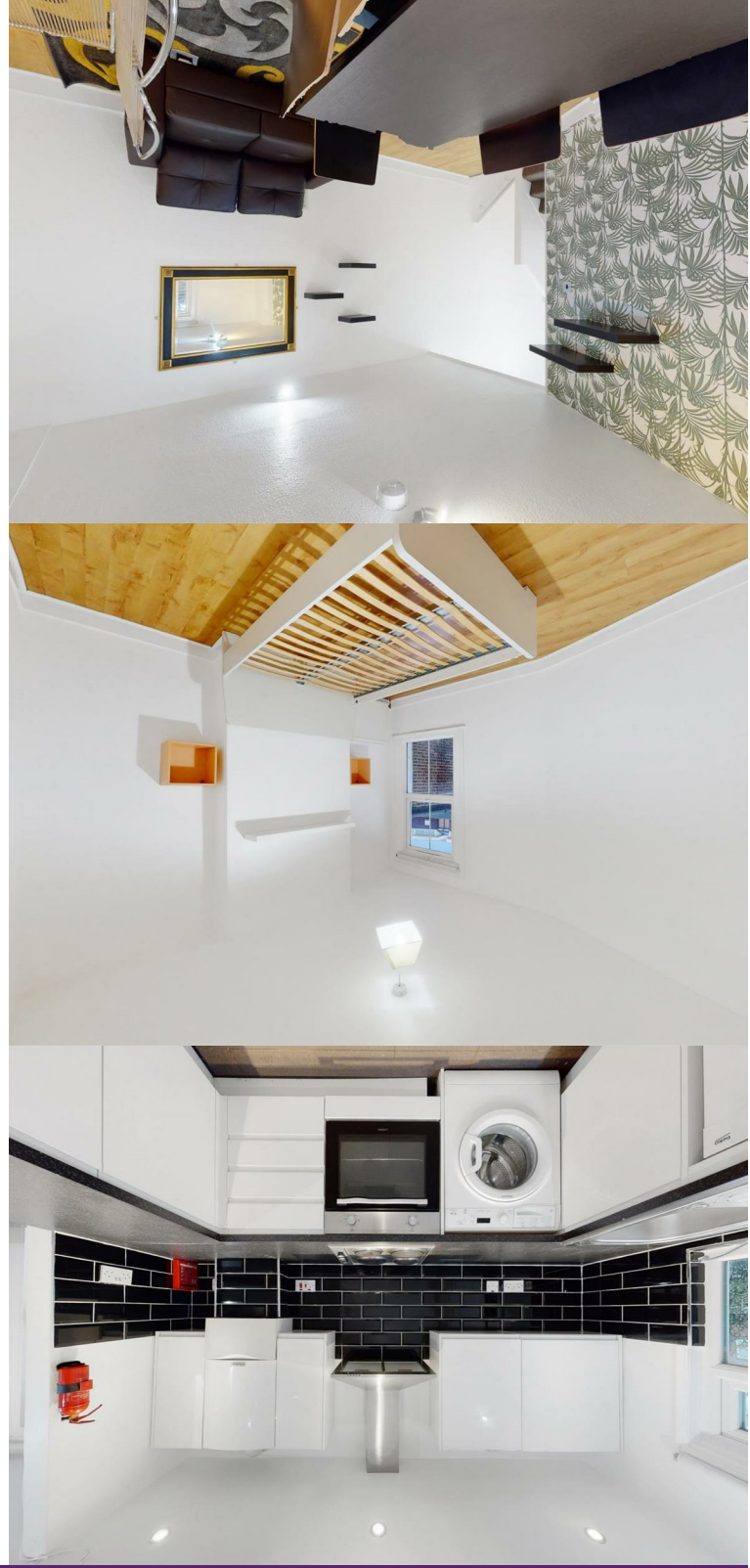
- High ceilings in all three bedrooms
- Modern white high gloss fitted kitchen
- Timber style flooring & Gas central heating
- Vacant possession
- Own entrance
- Wooden style flooring in reception room
- Modern fitted shower combined W.C
- Low voltage lighting
- Double glazed windows
- Short walk of Queens Park tube



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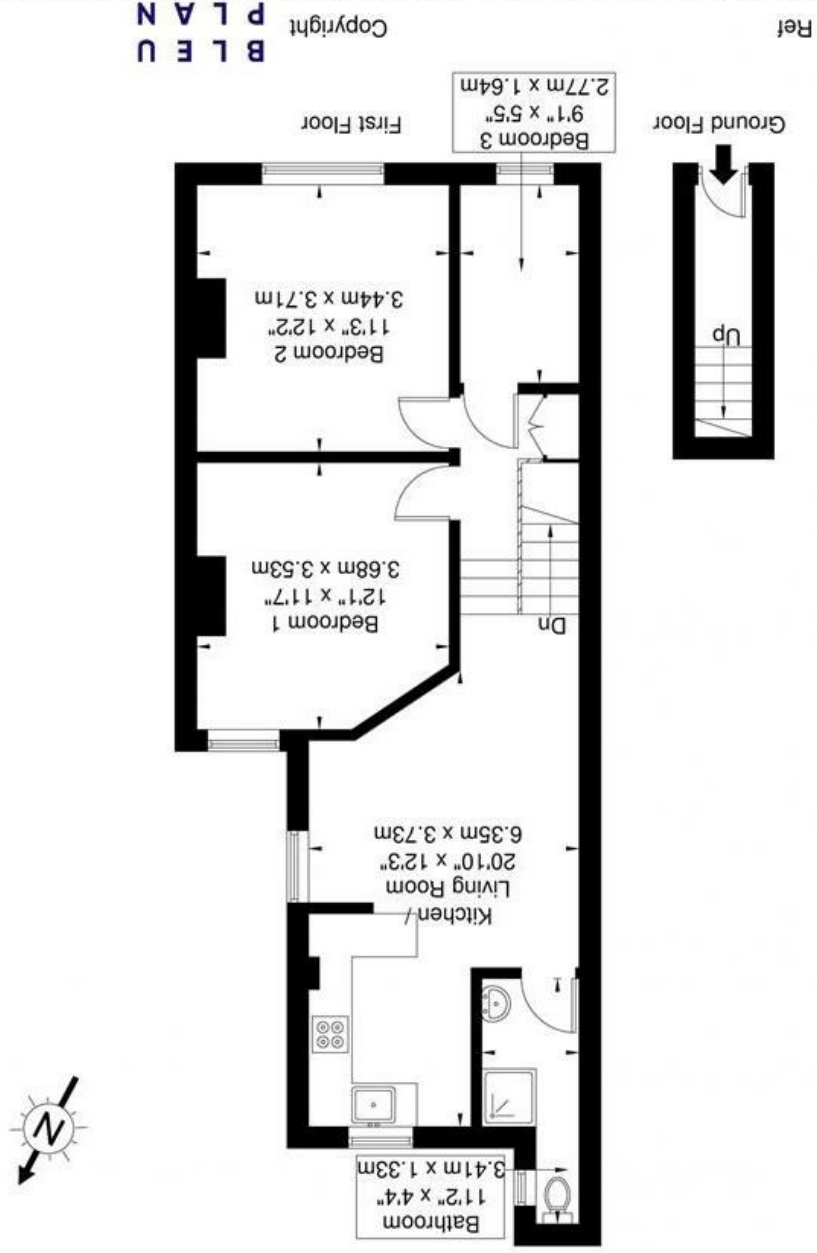
Kilburn Lane, W10 4BQ

Recently refurbished... own entrance from street three bedroom split level apartment in this period-style two-storey building. Potential for extra space, possibilities of a loft conversion, benefits subject to the usual consent, benefits include low voltage lighting & gas central heating within five minutes walk of Queens Park tube.

The property offers in excess of 625 sq ft of living accommodation over the entire floor of the building comprising of reception room, matching breakfast bar in modern fitted white lacquered kitchen, newly fitted bathroom combined W.C, timber style flooring and double glazed windows throughout.

Kilburn Lane, W10

Approx. Gross Internal Area = 64.2 sq m / 691 sq ft



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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