



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	
76	78

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, Kensal Rise, W10 4BB

Asking Price £450,000

Subject to Contract

- Two double bedrooms
- Granite worktops in kitchen
- Separate guest W.C
- Wood flooring and low voltage lighting
- Lounge with separate eat in kitchen
- Sandstone tiling in family bathroom
- Two private patios

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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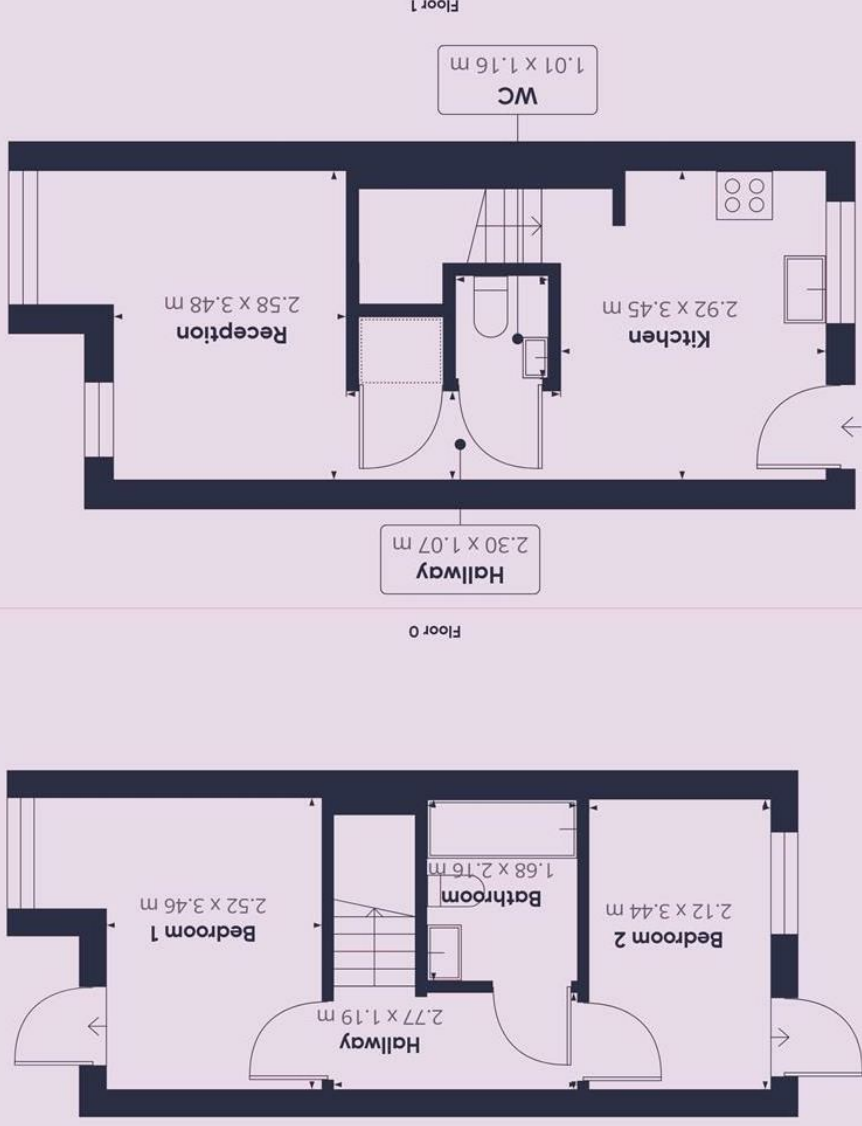
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Kilburn Lane, W10 4BB

High-Tec apartment of 660sqft with solid wood flooring & low voltage lighting on the ground and garden levels built 18 years ago, potentially be from secure parking and entry-phone.

The property offers generous proportioned sized rooms comprising two double bedrooms, door leading two private terraces, a sizeable room, Granite worktops in contemporary fitted kitchen, Sandstone modern family bathroom, guest fitted cupboards in hallway. Regal Buildings is located on Kilburn "Queens Park" within walking distance both Salisbury Road and Ladbroke variety of bars/cafes, restaurants, local shopping facilities. The nearest underground station is Queens Park (Bakerloo Line) through numerous bus links and alternative transport links.



Approximate total areaTM 51.58 m²

Excluding balconies and terraces

GIRAFFE 360
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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