



## Cavendish Road, Kilburn NW6 £1,473 Per Month Furnished

We are delighted to offer this very smart apartment ideally located in a modern building on Kilburn High Road with a large roof terrace overlooking London.

The apartment is arranged on the first floor (with lift) and is arranged as a bright reception with wooden floors and door to private balcony, modern open plan kitchen, double bedroom and family bathroom.

The block is located only a few moments from Kilburn High Road ( Jubilee Line ), Brondesbury ( Overground ) Station or a short walk to West Hampstead ( Thameslink ) and numerous bus links ( 16, 32 & 98 ) to Marble Arch and London's West End.





**g** | **AWAITING  
FLOOR PLAN**

## Property Overview

Location	Kilburn, NW6
Price	£1,473 Per Month
Bedrooms	1
Bathrooms	1
Receptions	1
Council	Brent
Tax Band	C
Furnishing	Furnished

## Key Features

- Modern
- Wooden Floors
- Open Plan Kitchen
- Private Balcony
- Huge roof terrace
- Great Location
- Moments from Shops
- Numerous Transport links
- Modern Building
- Bright and Spacious



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B	76	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

## England & Wales

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) A		79
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

## England & Wales

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IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).