



Exeter Road, London, NW2 £2,550 Per Month Furnished/unfurnished

Stunning - Huge - With High Ceilings and Period Features -

We are delighted to offer this superb 3 double bedroom property on the ground floor of this imposing mansion block, only a few minutes walk to Kilburn Tube.

The property offers a large reception with bay window, wooden floors and feature fireplace, 3 double bedrooms, new 3 piece bathroom with shower, eat in kitchen and access to a rear garden.

Exeter Road is conveniently located with Kilburn Tube Station (Jubilee Line) only a short walk away and all the amenities and bus links the area has to offer.



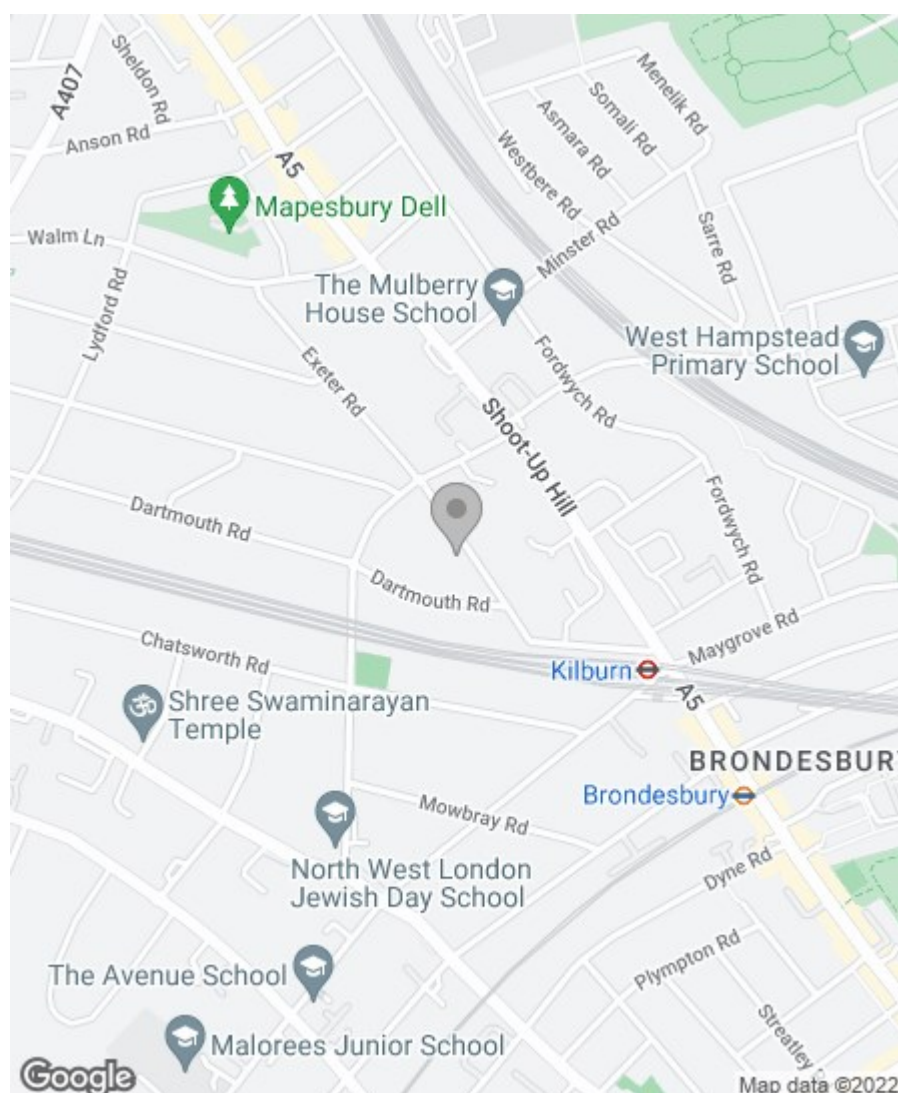
g | **AWAITING
FLOOR PLAN**

Property Overview

Location	Kilburn, NW2
Price	£2,550 Per Month
Bedrooms	3
Bathrooms	1
Receptions	1
Council	
Tax Band	E
Furnishing	Furnished/unfurnished

Key Features

- Communal Garden
- Modern
- Fully Fitted Kitchen
- Bright
- Spacious
- 3 Double Bedrooms



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		
Not energy efficient - higher running costs		
	66	80

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) 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		
Not environmentally friendly - higher CO ₂ emissions		
	60	80

England & Wales

EU Directive
2002/91/EC



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).