



KILBURN GATE, KILBURN PRIORY, NW6 £576 Per Week Furnished/unfurnished

Located on Kilburn Priory in a small purpose built block we are pleased to offer a bright four bedroom apartment on the fourth floor. The property consists of a spacious reception room, modern fitted kitchen, four bedrooms, tiled bathroom, guest WC and fitted storage space. Further benefits include double glazing and gas central heating. Well located on Kilburn Priory with easy access to Kilburn Park underground station (Bakerloo Line), convenient bus links to Baker Street, St John's Wood High Street, Maida Vale and with a short walk to Boundary Village offering a large selection of shops, cafe's and stores.



Kilburn Gate, NW6

Approximate Gross Internal Area = 87.1 sq m / 937 sq ft



Fourth Floor

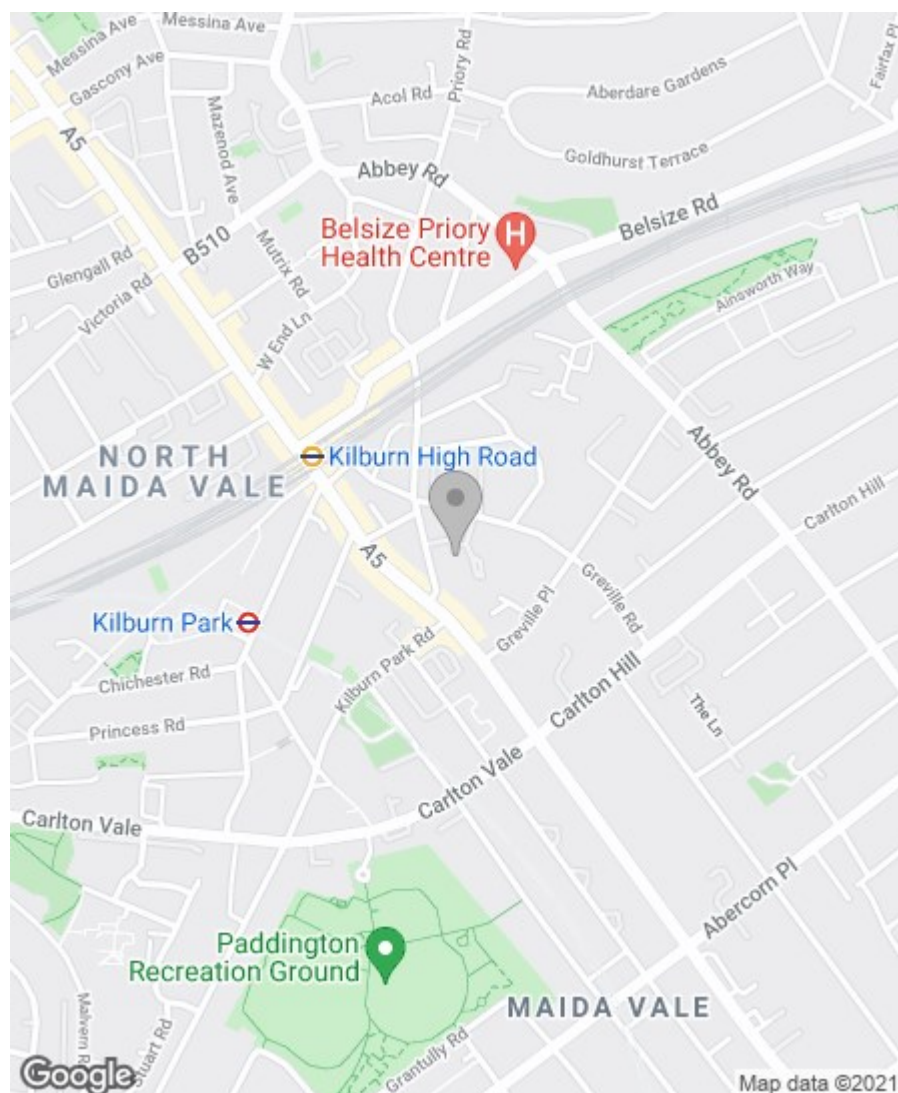
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID472382)

Property Overview

Location	, NW6
Price	£576 Per Week
Bedrooms	4
Bathrooms	1
Receptions	1
Council	Camden
Tax Band	D
Furnishing	Furnished/unfurnished

Key Features

- 4 Bedrooms
- Purpose Built Block
- Furnished/Unfurnished
- Separate W/C
- Gas Central Heating
- Balcony



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	83
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	73	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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).