

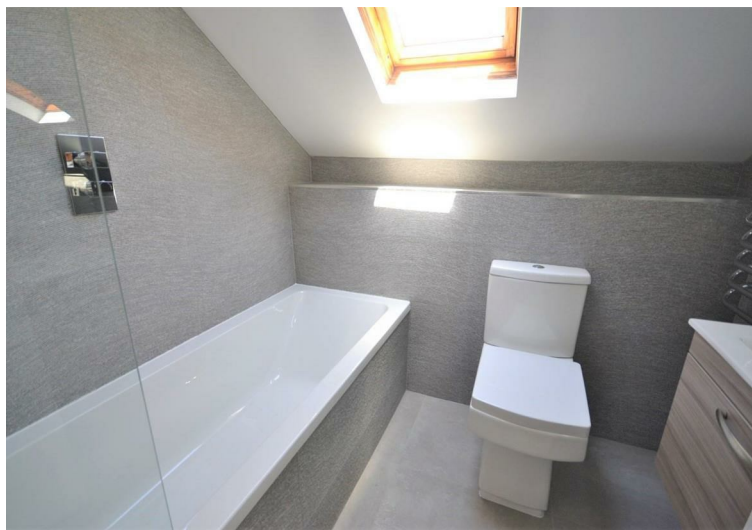


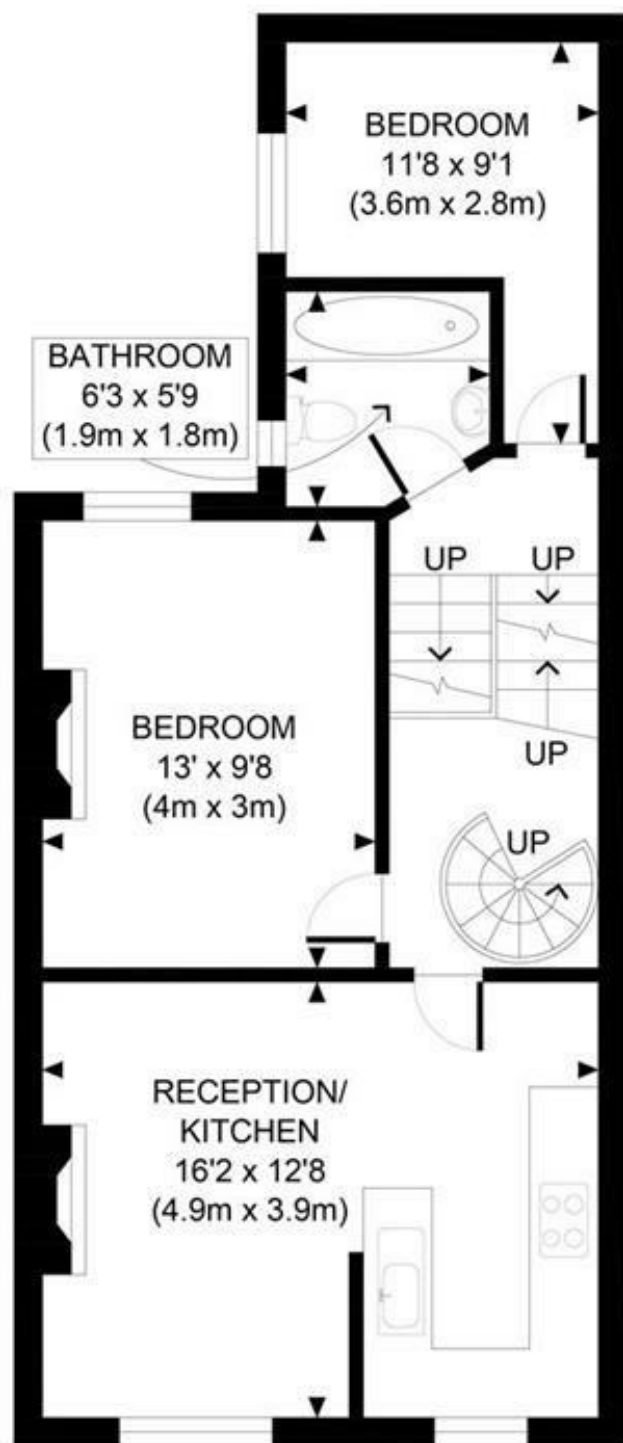
Kilburn Lane, Queens Park, W10 £3,033 Per Month Furnished/unfurnished

A recently refurbished apartment situated within this period conversion close to Queens Park underground station.

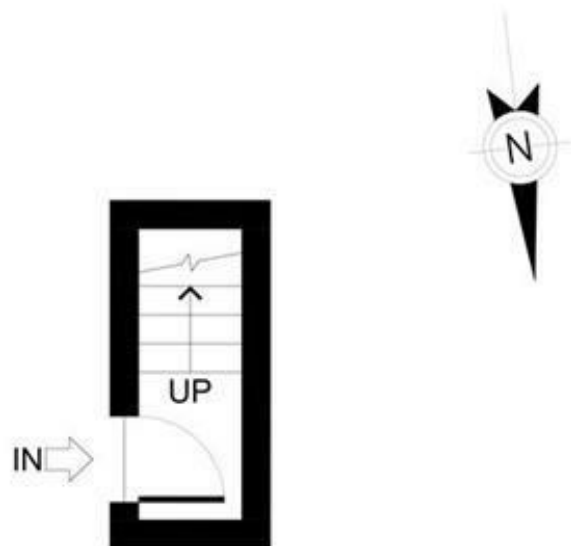
The apartment is situated on the first and second floors and comprises a bright and spacious open-plan kitchen/reception room, Wooden floors throughout, three bedrooms, two bathrooms and a roof terrace.

This well-positioned apartment is within easy reach of both Kensal Rise and Queens Park underground and overground stations. The property further benefits from being moments from Salusbury Road and Chamberlayne Road with their fantastic array of independent shops, bars and cafes.

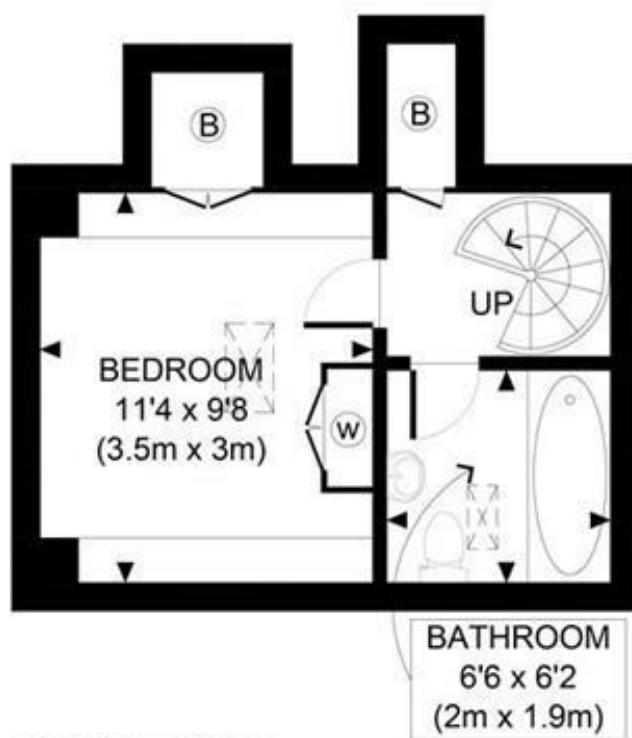




FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 548 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 25 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 208 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 781 SQ FT / 73 SQM

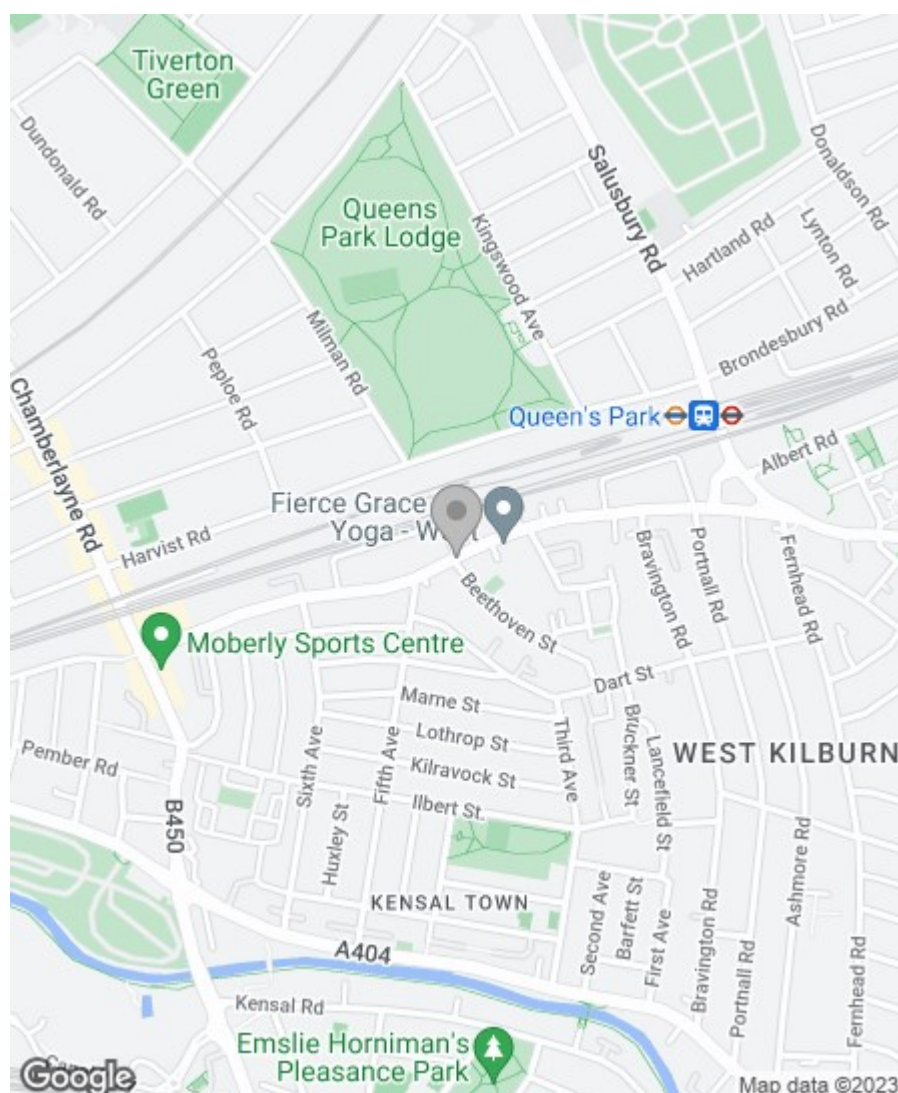
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Property Overview

Location	Queens Park, W10
Price	£3,033 Per Month
Bedrooms	3
Bathrooms	2
Receptions	1
Council	Westminster
Tax Band	D
Furnishing	Furnished/unfurnished

Key Features

- 3 Bedrooms
- 2 Bathrooms
- Wooden Floors
- Roof Terrace
- Newly Refurbished
- Modern Kitchen
- Close to Transport Links



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(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	74	79
(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).