

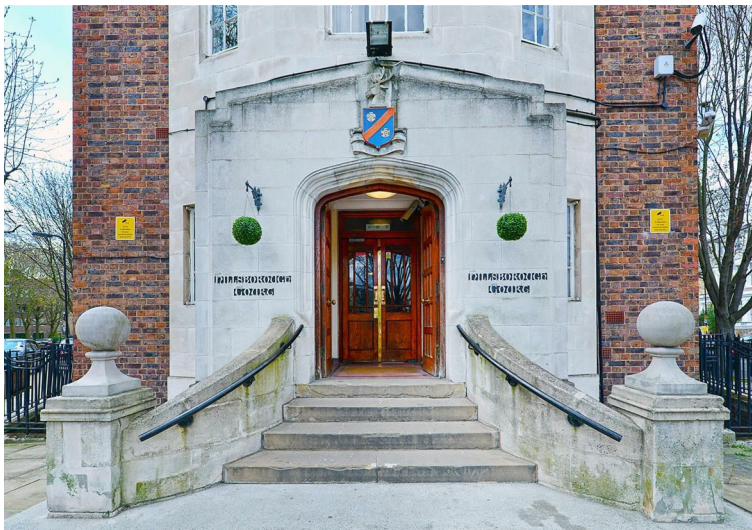


NW6 - Luxury flat with dressing room £300 Per Week Furnished

Smart, modern one bedroom apartment located in an apartment block with communal gardens.

Situated on the upper ground floor and benefiting from a recent refurbishment, the property comprises bright reception room overlooking the gardens, double bedroom, kitchen, separate dressing room area and modern bathroom.

Mortimer Crescent is a smart apartment block well situated for the shops, cafes and amenities of Maida Vale and St John's Wood's Boundary Village.



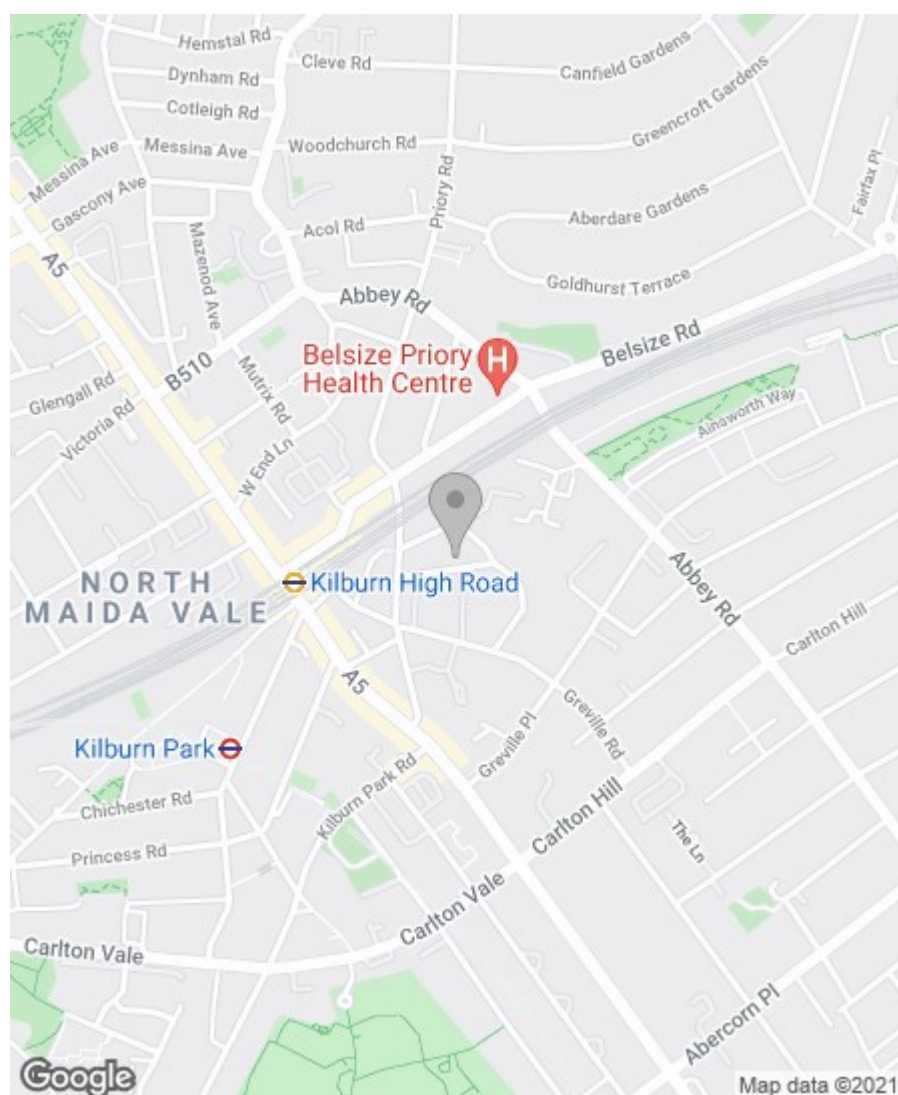
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FLOOR PLAN**

Property Overview

Location	Kilburn, NW6
Price	£300 Per Week
Bedrooms	1
Bathrooms	1
Receptions	2
Council	
Tax Band	
Furnishing	Furnished

Key Features

- One Bedroom Apartment
- Mansion Block with On-Site Caretaker
- Communal Gardens
- Recently Modernised
- Separate Walk-In Wardrobe
- Modern Bathroom
- Close to Local Transport Links
- Close to Boundary Village
- Garden Views



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	63
(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		
(55-68) D	54	54
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		

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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).