



KILBURN LANE, W10

**£5,000 PER MONTH FURNISHED, PART FURNISHED, UNFURNISHED**

**STATE OF THE ART FOUR BEDROOM, THREE BATHROOM TOWN HOUSE WITH PANORAMIC LONDON SKYLINE VIEWS.**

Kensal Rise & Queens Park | 0208 960 4947 |  
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## **DESCRIPTION:**

Set over four floors, the spacious accommodation has been designed with family life in mind. From the family focused, open plan kitchen dining area to the luxurious escape of the primary bedroom & en-suite, the relaxing ambience of the roof terrace, every space has been carefully designed for its individual purpose. Part of a wider redevelopment of the Moberly Sports Centre, this multi-million pound complex and its fitness and spa facilities will be on your doorstep.

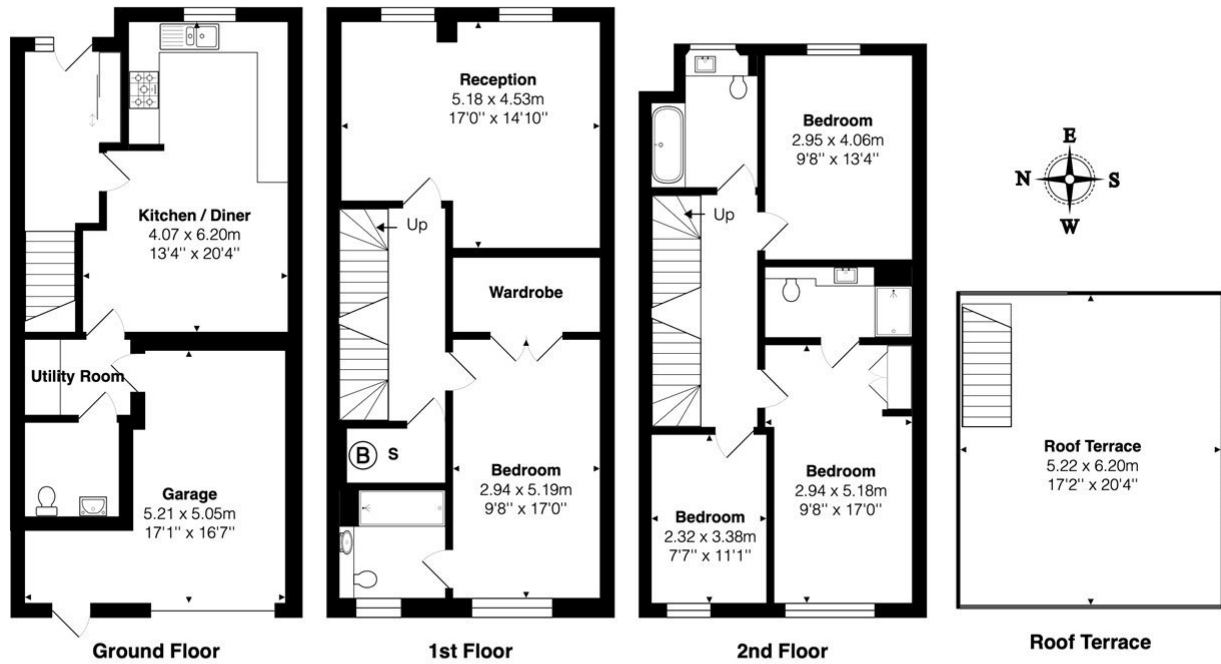
Comprising of four double bedrooms, three bathrooms (two en-suite), downstairs eat-in kitchen, garage, separate w/c, bright and airy reception room located on the first floor and private roof terrace with panoramic views of the city's landmarks.

Additional features include accessed via a gated road, garage and bike storage, underfloor heating and a 60cm luxurious bath tub.

Offered part furnished if a tenancy is secured by 14th November or unfurnished after and available early Jan 2025.

EPC - A





Total Area: 176.1 m<sup>2</sup> ... 1895 ft<sup>2</sup> (excluding terrace)  
 All measurements are approximate and for display purposes only

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Deposit: £6,923.08**

**Holding Deposit: £1,153.85**

**Council Tax Band: G**

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>		92	93
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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