



**SHOOT UP HILL, NW2**  
**£2,500 PER MONTH FURNISHED**

**CONTEMPORARY TWO DOUBLE BEDROOM**  
**APARTMENT WITH TWO BATHROOMS, BENEFITING**  
**FROM SPACIOUS COMMUNAL GARDENS.**

**Kensal Rise & Queens Park | 0208 960 4947 |**  
**kensalrise@winkworth.co.uk**

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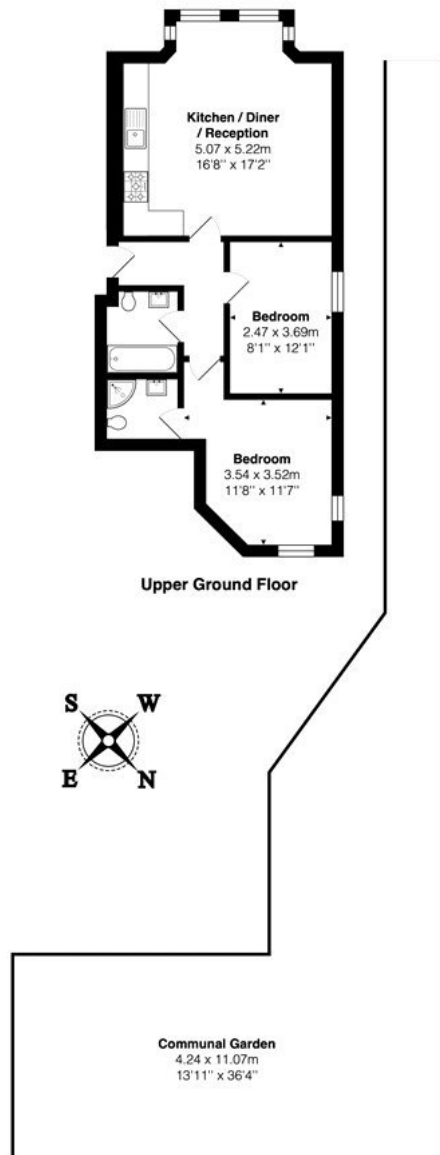
## **DESCRIPTION:**

Located on the raised ground floor, this apartment comprises of two large double bedrooms both with built in storage, a bright open-plan kitchen / reception room with integrated modern appliances. There is also a fully tiled three piece bathroom suite with underfloor heating as well as an en-suite shower room accessed via the rear bedroom.

Additional features include wooden flooring throughout, high ceilings, double glazing, a modern boiler and not to forget the large communal garden at the back of the property (accessed by the side of the property).

Offered furnished (please ask the team for more information) and available 27/09/24





Total Area: 58.0 m<sup>2</sup> ... 625 ft<sup>2</sup> (excluding communal garden)  
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: £2,884.62**

**Holding Deposit: £576.92**

**Council Tax Band: D**

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
Best energy efficient - lower running costs			
(92-)	<b>A</b>		
(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		81	81
EU Directive 2002/91/EC			

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