

## KILBURN GATE, LONDON, NW6 £3,000 PER MONTH FURNISHED

A three bedroom second floor split level apartment which has been subject to a program of refurbishment throughout. The flat offers two double bedrooms, one single bedroom, new bathroom with a separate WC, a modern fully equipped kitchen and a separate living area which leads out to a balcony. The apartment is within 0.2miles of both Kilburn High Road (Overground Station) and Kilburn Park (Underground Station). Offered furnished and available now.

Three Bedrooms | Bathroom with Separate WC | Reception Room | Kitchen | Balcony | Furnished | Available Now



for every step...





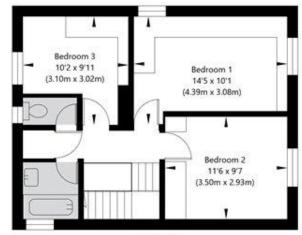




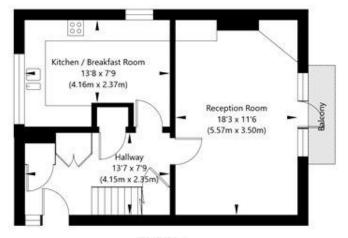


## Kilburn Gate, NW6 5UX





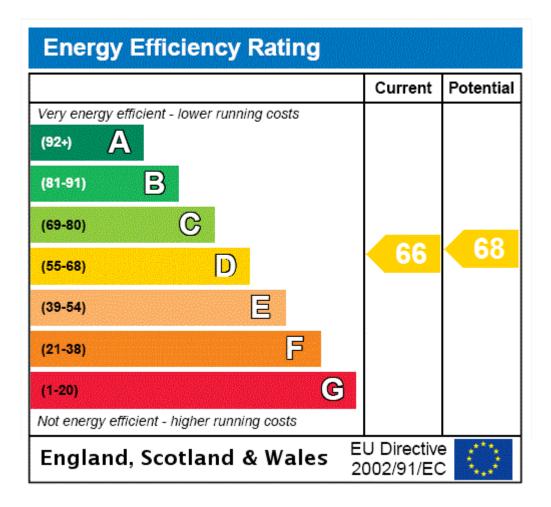
Top Floor GROSS INTERNAL FLOOR AREA APPROX. 43.77 SQ M / 471 SQ FT



Third Floor GROSS INTERNAL FLOOR AREA APPROX. 43.48 SQ M / 468 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 87.25 SQ M / 939 SQ FT THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

(c) AMBERSHORE PIX LIMITED / PHOTO - VIDEO - FLOOR PLANS / 0800 999 1577 / WWW.AMBERSHOREPIX.CO.UK



Furnished/Unfurnished: Furnished

С

## Council Tax Band:

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.

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.

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Winkworth in the particulars or by word of mouth or in writing "information" as being factually accurate about the property, its condition or its value. Winkworth does not have any authority to make any

representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). These particulars are prepared on the basis of the information supplied by our client and are a rough guide for information only. The photographs show only certain parts of the property. We are not able to check all of the information and therefore are unable to guarantee accuracy. All interested parties are therefore advised to undertake all necessary inspections and checks that they deem appropriate. Where displayed, the square footage is taken from the floor plans, which are created by an independent supplier. These measurements are approximate and included for illustrative purposes only. The measurements may vary. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Amenities and appliances have not been tested

West Hampstead | 142 West End Lane, West Hampstead, London NW6 1SD 020 7483 7602 | westhampstead@winkworth.co.uk

## winkworth.co.uk/west-hampstead

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Winkworth

for every step...