

SHOOT UP HILL, NW2  
£1,950 PER MONTH UNFURNISHED

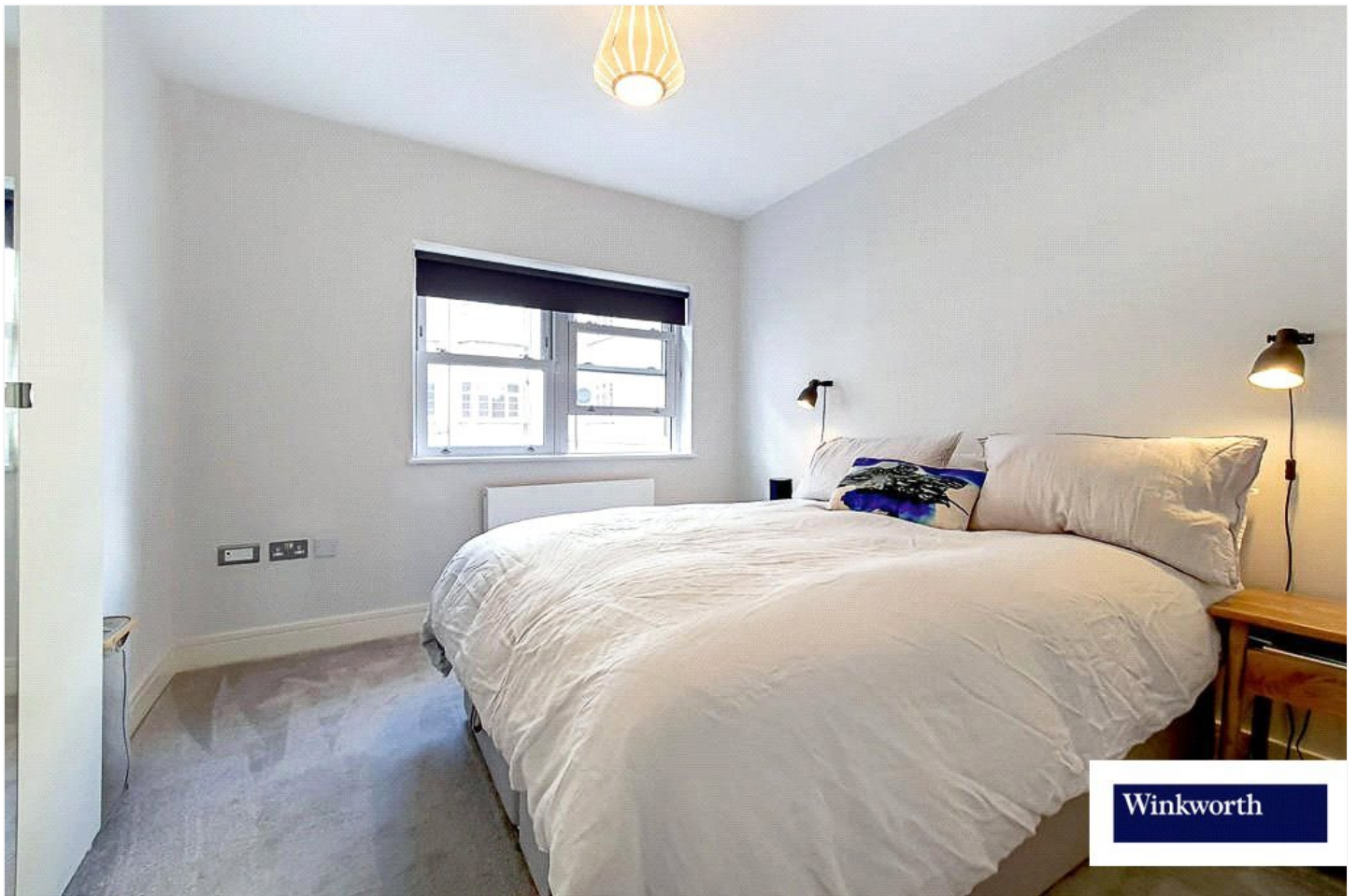
CONTEMPORARY ONE BEDROOM  
APARTMENT BENEFITING FROM SPACIOUS  
COMMUNAL GARDENS.

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

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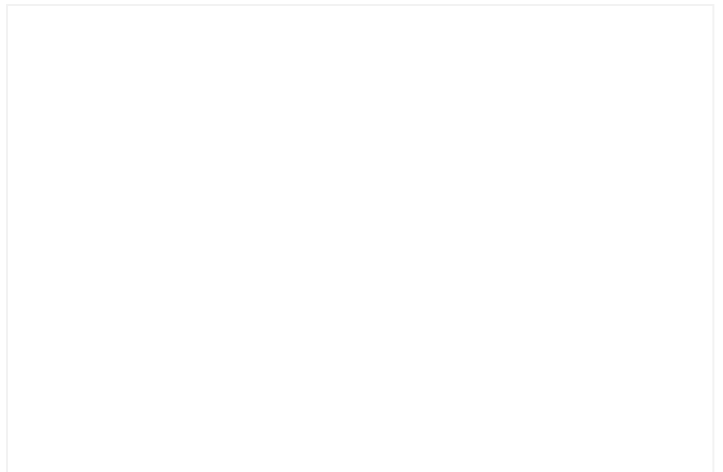
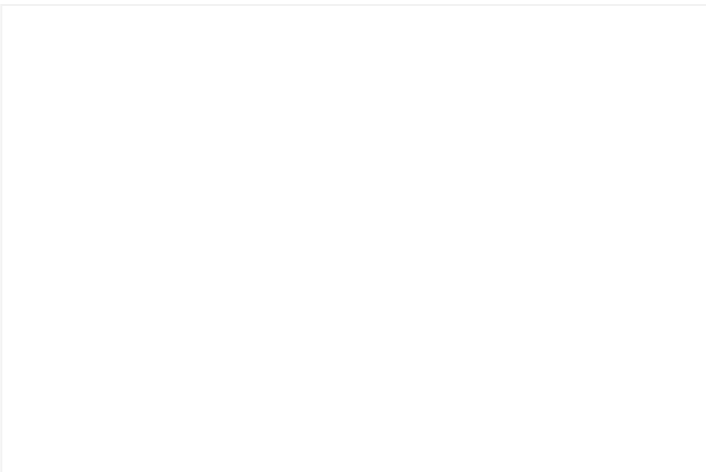
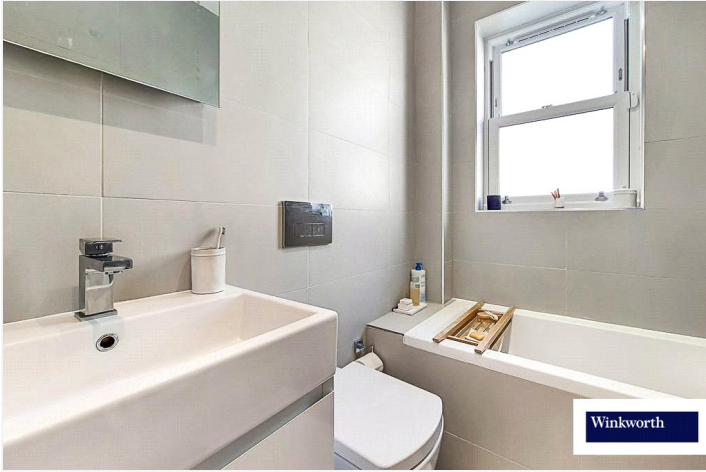
### **DESCRIPTION:**

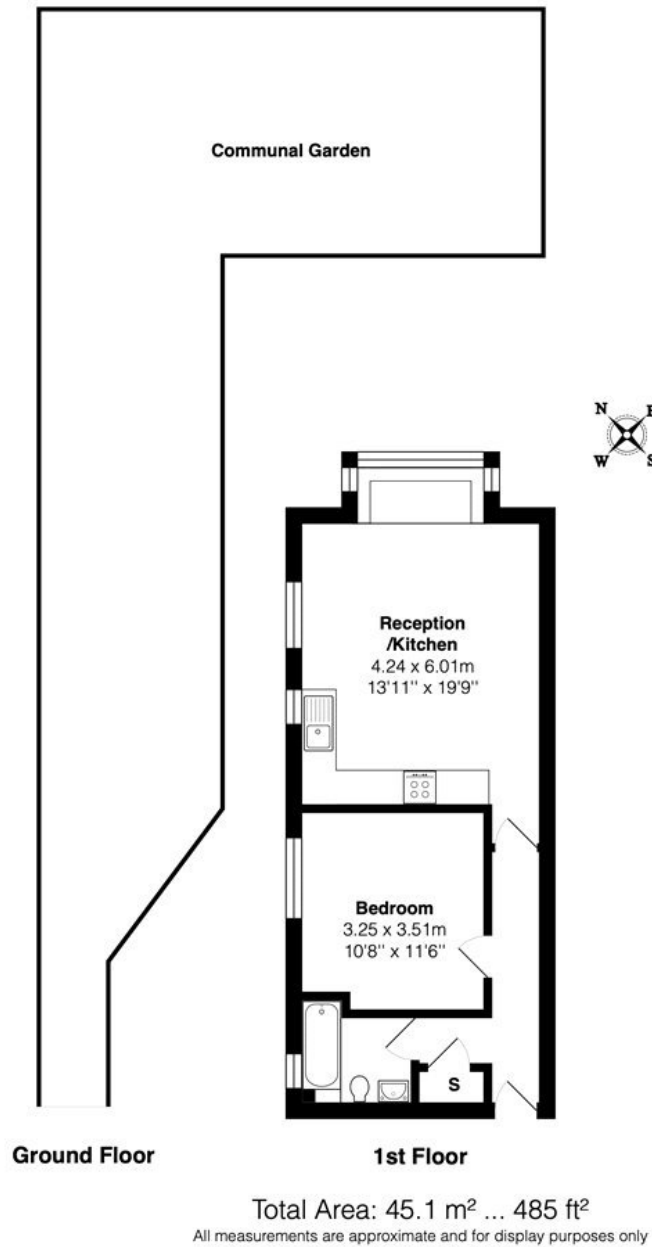
Offered in excellent condition, this beautiful home comprises of a stunning open-plan kitchen living area equipped with a modern fully fitted kitchen, a double bedroom with large wardrobes and a fully tiled three piece bathroom.

This truly exceptional apartment takes access from an immaculate communal hallway with phone entry system as well as benefiting from having access to a large communal garden to the rear of the property - accessed from the side of the building.

Having been refurbished to a high standard the building is presented in excellent condition, the property benefits of wood flooring in the living areas and carpet in the bedroom, double glazed windows, high ceiling and an abundance of storage space and natural light.

Offered unfurnished and available 18th October 2024.





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: £2,250.00**

**Holding Deposit: £450.00**

**Council Tax Band: C**

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
Most energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	80	80
(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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