



KILBURN PARK ROAD, NW6
£2,500 PER MONTH UNFURNISHED

**RECENTLY RENOVATED LOWER GROUND FLOOR
APARTMENT WITH TWO SHOWER ROOMS, DOUBLE
BEDROOMS AND A LARGE SUNTRAP PRIVATE GARDEN.**

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

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

Set on the lower ground, this two double bedroom apartment has two shower rooms (one en-suite). The reception is spacious and the fully fitted kitchen flows well and onto a large private garden which is split over two levels. The first a patio and the second a raised Astro turf area.

With new flooring throughout and offered in an immaculate condition, this apartment is sure to let quickly.

Unfurnished

Managed BY Winkworth





Ground Floor

Total Area: 73.7 m² ... 793 ft² (excluding 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:

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) | A | | |
| (81-91) | B | | |
| (69-80) | C | 77 | 77 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



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

for every step...

winkworth.co.uk

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.