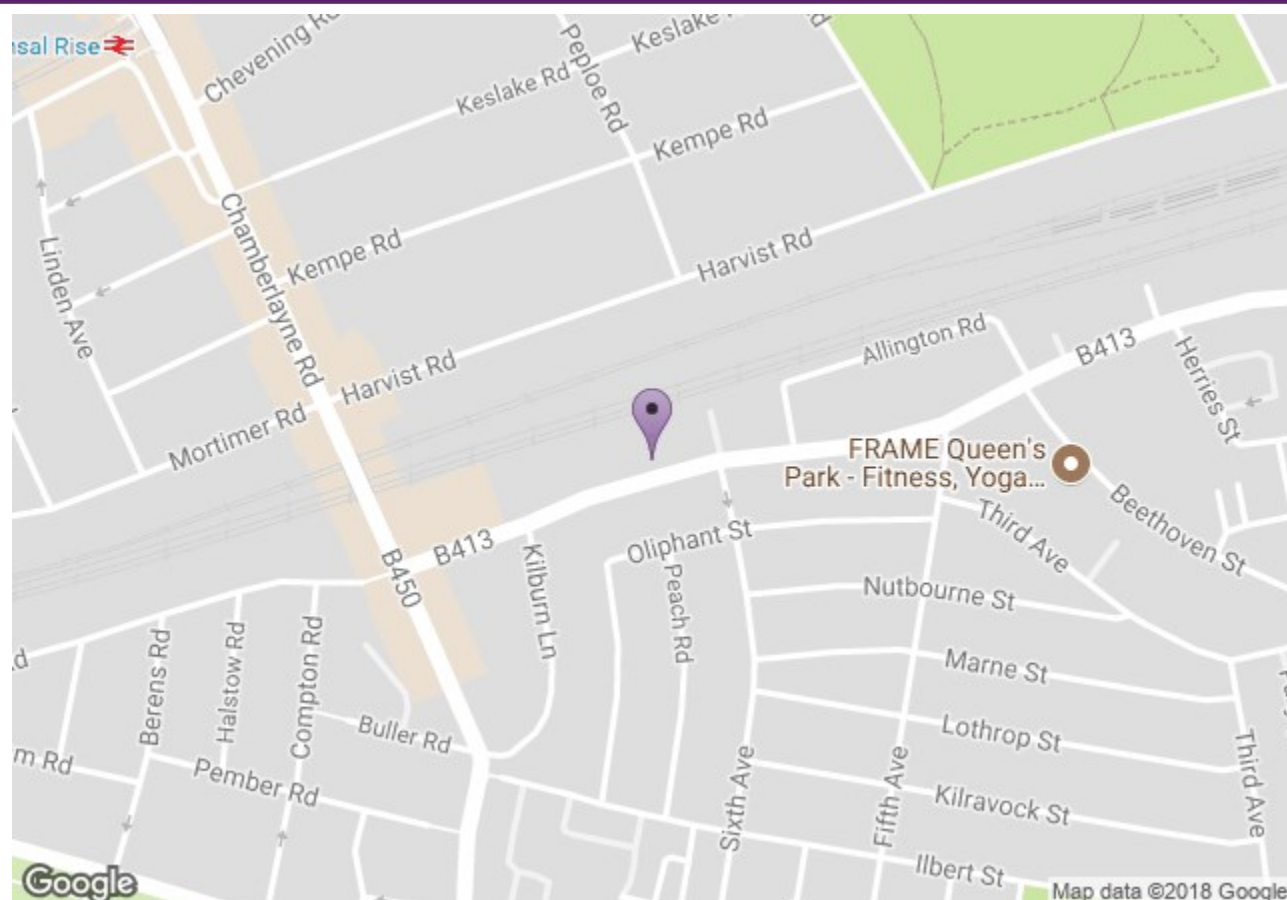




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	66
(39-54) E		
(21-38) F		
(1-20) G		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E	47	
(21-38) F		
(1-20) G		

We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.

Kilburn Lane, Queens Park, W10 4AN

Asking Price £575,000

Subject to Contract

- Two double bedrooms
- Bi folding doors leading out to the garden from lounge
- Newly fitted white lacquered kitchen with marble worktops
- Contemporary style newly fitted bathroom
- Private rear garden
- Own entrance * Sash windows
- Low voltage lighting
- Gas central heating
- Share of Freehold



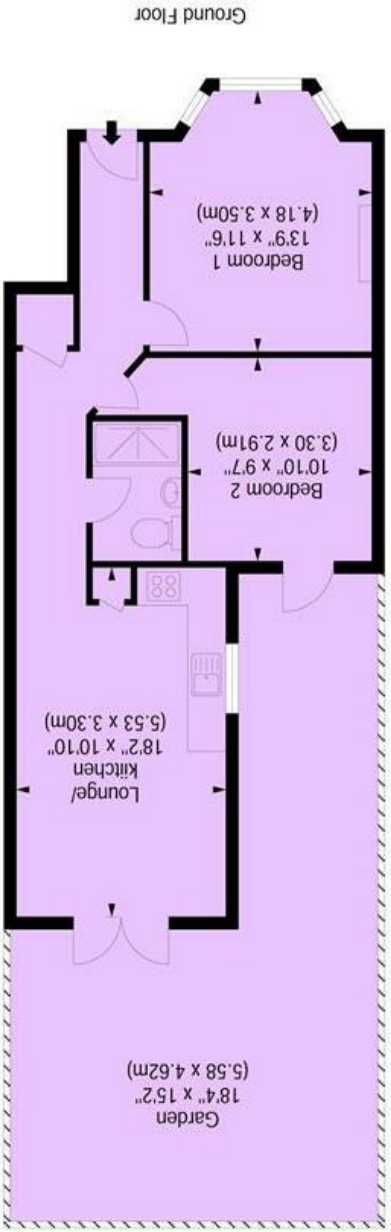
Kilburn Lane, W10 4AN

Newly refurbished to a high standard... own entrance, two double bedroom apartment with sole use of a private landscaped rear garden, located on the ground floor of this period style building, in equidistant of both Queens Park & Ladbroke Grove.

Well-balanced mix of modern & period which includes a light coloured timber style flooring, low voltage lighting, sash windows and cast iron fireplace, In addition by folding doors leading out to garden from reception room, dining area, newly fitted white lacquered kitchen with marble worktops & integrated appliances and fully tiled contemporary style bathroom with double shower.

Kilburn Lane is a long Avenue with an interesting mix of light industrial and residential. Only a walk away from both Kensal Rise & Queens Park variety of local shops, bars/cafes, restaurants and most well located for a choice of numerous transport links which include a short walk of "Queens Park" (Bakerloo Line) tube.

Kilburn Lane, W10 4AN
Approximate Gross Internal Area 588 sq ft / 54.63 sq m



Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation