



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	78
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	66	81
England & Wales	EU Directive 2002/91/EC	

Kilburn Lane, Queens Park, W10 4AX

£450,000

Subject to Contract

- Two bedroom
- Reception room into bay
- Sizable eat in kitchen
- Double aspect windows in bathroom
- Direct access to own section of garden
- Own entrance from street

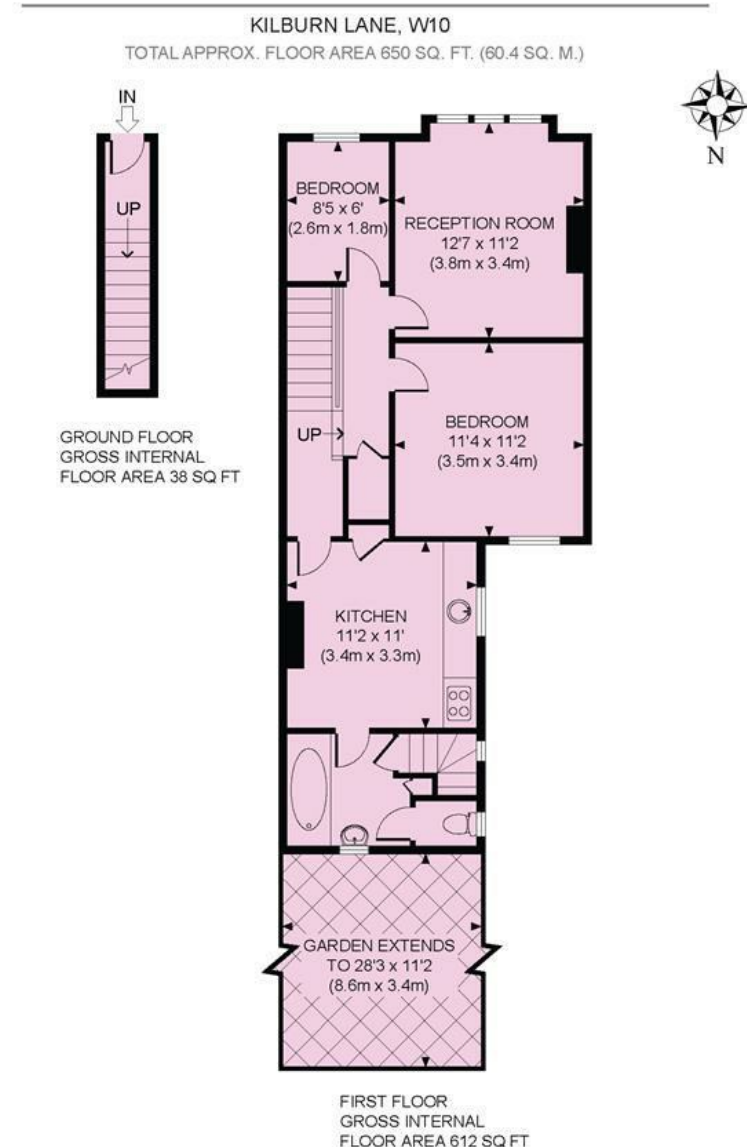


Kilburn Lane, W10 4AX

Great opportunity to acquire... two bedroom first floor apartment, entered via own entrance from street level, boasting direct access to half the rear garden and loft with potential to convert in too an additional room, subject to the usual consents, set on the first floor of this older style two storey building, close to the amenities of Queens Park/Salusbury Road.

The property offers over 650sq" of accommodation over the entire first floor, with the possibility of increasing the square footage, comprising reception room into bay, sizable eat in kitchen, double aspect windows in bathroom, additional benefits include gas central heating and double glazing throughout.

Located on Kilburn Lane approximately 10 minutes walking distance of a variety of bars/cafes, restaurants and shopping facilities of the trendy, buzzing Salusbury Road with its zone 2 train station.



All measurements walls, doors, windows, fitting and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent nor zentuvo
www.zentuvo.co.uk

Tenure Leasehold

Price £450,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



Tel: +44 (0)2 8960 9988
Fax: +44 (0)2 8960 9989

Email: mail@warwickestateagency.co.uk
warwickestateagents.tv | warwickestateagents.co.uk

69 Chamerlayne Road, London NW10 3ND
Tel: +44 (0)20 8960 9988 Fax: +44 (0)20 8960 9989