



[www.kings-group.net](http://www.kings-group.net)

488 Bethnal Green Road

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**304 Kilburn High Road, London, NW6 2DB**



**£1,325 Per Month**

**\*\* THE PROPERTY IS GOING THROUGH A REFBURBISHMENT\*\*** A wonderful one bedroom flat situated on the first floor of a development featuring modern interiors with a high-specification finish throughout, located in the heart of Kilburn.

The property is situated moments from a range of nearby shops and amenities that can be found in Kilburn while the green open spaces of Kilburn Grange Park are also within close proximity.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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