



## Exeter Road, Kilburn, NW2 £2,850 Per Month Furnished/unfurnished

We are pleased to offer this huge 4 bedroom apartment with added benefit of a separate dining room off the kitchen. The massive apartment is ideally located in a popular mansion block only a few minutes walk from the underground station. It comprises large reception with lovely oval window to the front aspect, 3 large double bedrooms, a family bathroom with shower over bath, a fitted kitchen and separate dining room. The apartment is available furnished or unfurnished and is priced to LET ! Exeter Mansions is very well located for local shops and amenities, Kilburn Tube ( Jubilee Line ) is only a few minutes away and within easy access to West Hampstead



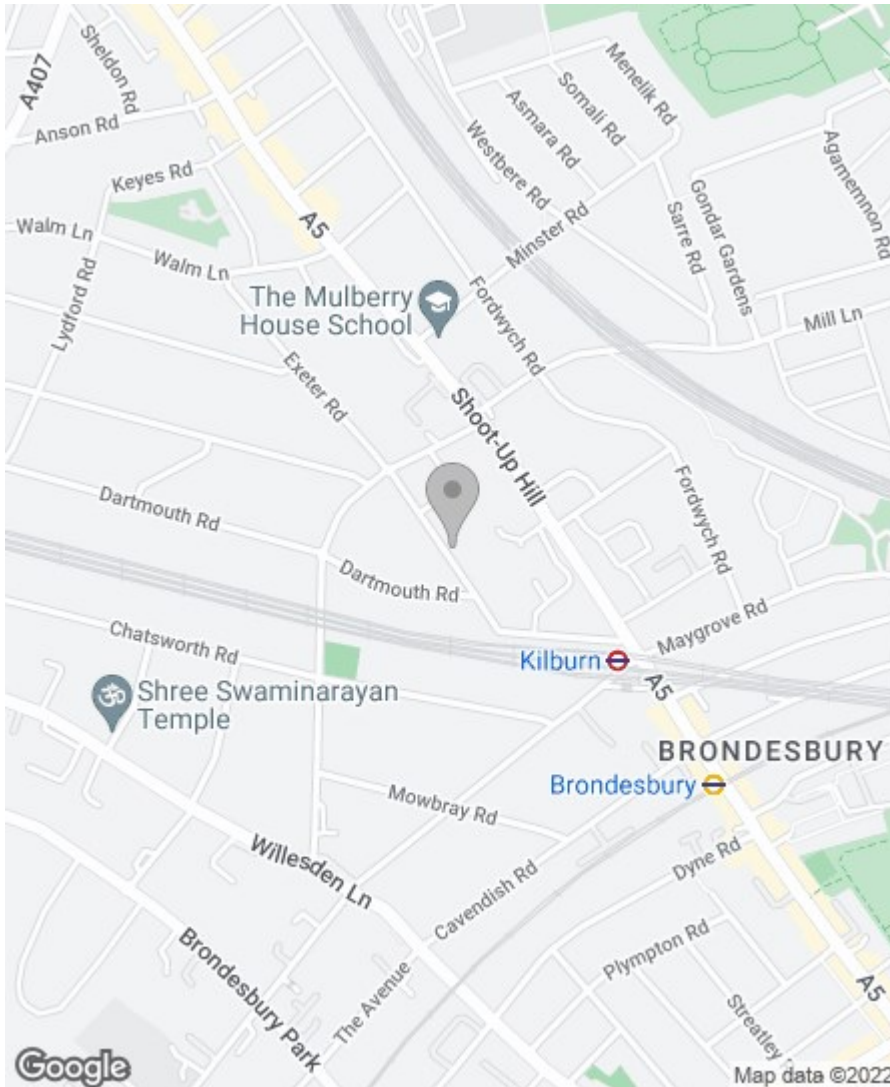
**g** | **AWAITING  
FLOOR PLAN**

## Property Overview

Location	, NW2
Price	£2,850 Per Month
Bedrooms	4
Bathrooms	2
Receptions	1
Council	Brent
Tax Band	E
Furnishing	Furnished/unfurnished

## Key Features

- Recently refurbished
- Period Features
- Fully Fitted Kitchen
- Spacious Throughout
- Top Floor
- Great Location
- Close to Transport Links
- High Ceilings



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
	45	65

**England & Wales**

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	37	58

**England & Wales**

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2002/91/EC



**IMPORTANT NOTICE:** All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

