

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	74
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
59	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(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 4AX**

**£2,500 PCM**

Subject to Contract

- Own entrance
- Wood floors in cosy but spacious lounge
- Direct access to beautiful rear garden
- Double glazed windows & gas central heating throughout
- Modern and tasteful
- Two bedrooms and one study
- Modern fitted eat in kitchen with vaulted ceiling
- Contemporary style bathroom with
- A short walk of Queens Park tube and shopping facilities
- Maximum 2 sharers or a family unit



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

Email: mail@warwickstateagency.co.uk  
warwickstateagents.tv | warwickstateagents.co.uk

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



### Kilburn Lane, W10 4AX

(((THE THIRD BEDROOM CAN NOT FIT A BED, ONLY AN OFFICE)))

Impressive & most tastefully designed to a high specification, split level three bedroom maisonette, on the first & second floor of this period-style mid-terraced building, with direct access to shared rear garden. Featuring wood flooring & open timber staircase, entered via own entrance, only a short stroll from Queens Park numerous amenities.

The property offers a generous 789sqft of living accommodation, boasting antique coloured wood floors throughout. Comprising of two double bedrooms & a third bedroom ideal for office or baby's room, cornicing in a spacious & cozy reception room, butler sink set into hardwood worktop and dining area in a modern fitted kitchen. Chrome radiator & tiling in contemporary style bathroom combined W.C.

Kilburn Lane is a long Avenue with an interesting mix of light industrial and residential. In close proximity of Queens Park variety of local shops, bars/cafes, restaurants, and most well located for a choice of a variety of transport links which include "Queens Park" (Bakerloo Line) tube.

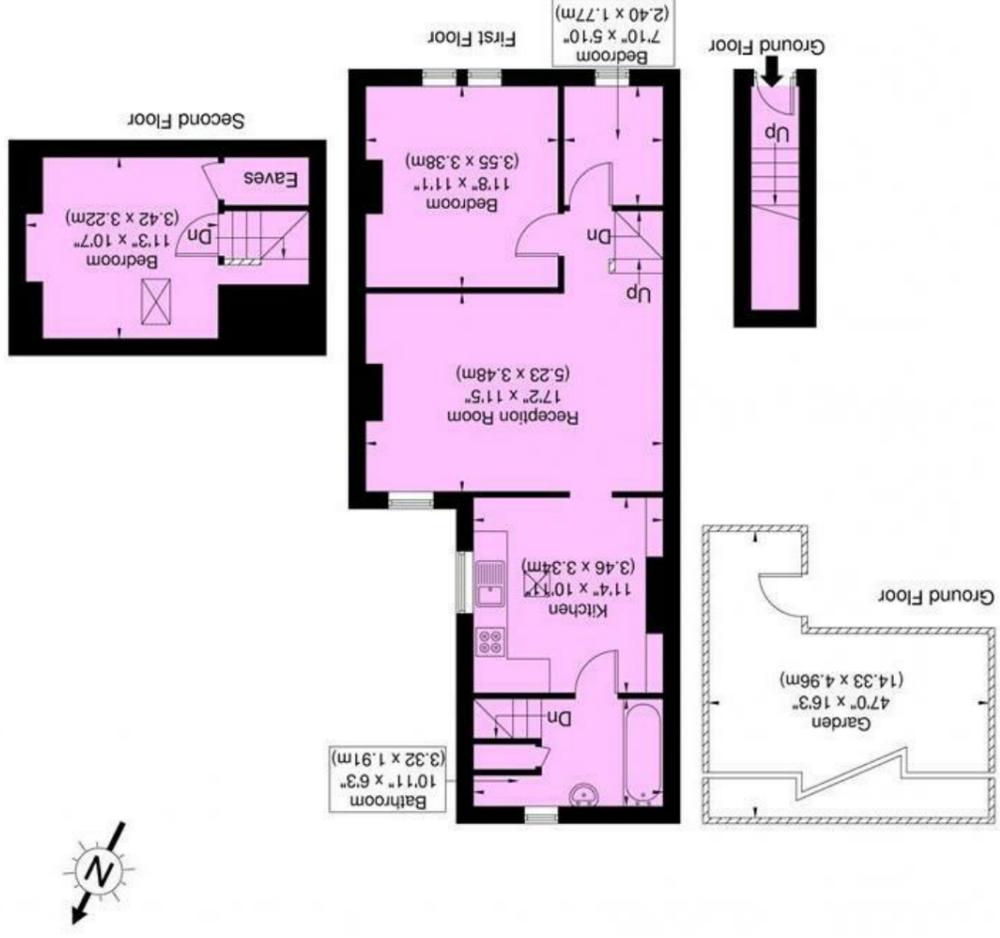
Available 24th February

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### Kilburn Lane W10

Approx. Gross Internal Area = 789 sq ft / 73.3 sq m



Ref  
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  
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