



Viewings by appointment  
0207 483 2611

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# Luminaire Apartments, 313 Kilburn High Road, NW6 7JR

£1,300 \*fees apply

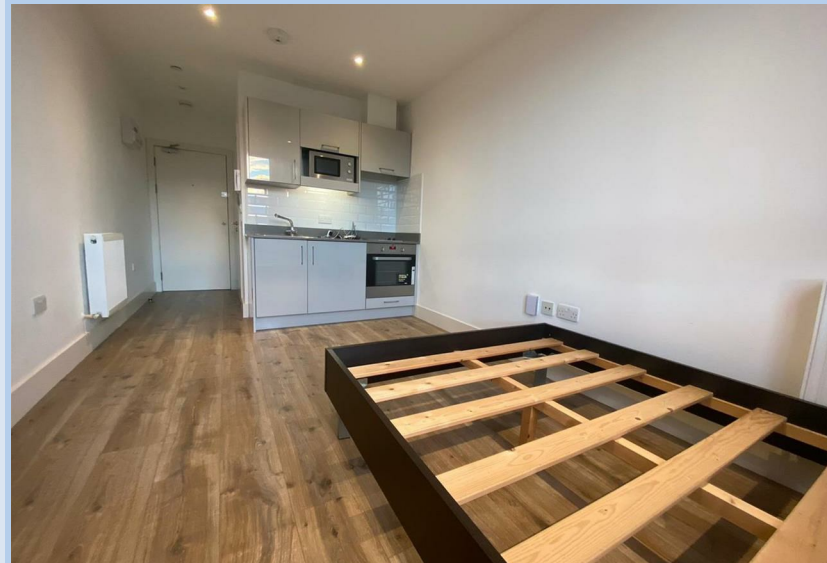
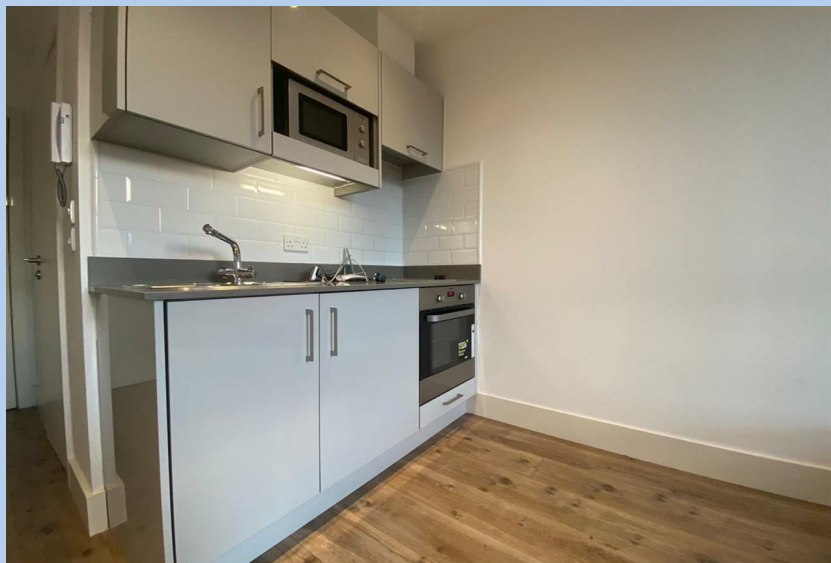


A brand new studio apartment with a luxury fitted kitchen positioned within a modern recently completed development in Kilburn. All bills are included in the rental price except council tax & electricity.

The apartment offers wooden flooring throughout, acrylic high gloss kitchen with Domino electric hobs and stone work tops, luxury shower room, full double glazing.

Communal laundry facilities, bicycle storage and cctv.

Our agency are members of Property Mark, Client Money Protection and we hold an account with the Deposit Protection Scheme (ID number 1870974). Our trading name & registered office address is Wellington Estates Property Ltd, WorkLife, 174 Hammersmith Rd, London, W6 7JP company registration number 097780197. We charge no administration fees to tenants.



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- Five minutes from Kilburn Underground Station
- Newly Refurbished
- Separate Bathroom
- Five minutes from Brondesbury Park Station
- Storage
- Shared Rooftop



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC			<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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\*All Fees stated are inclusive of VAT  
(calculated at 20%)

Referencing Fee: £29.50 per applicant

Inventory/check-in fee: From £120 to £260 (dependent on the size of the property).

Administration fees: £107 per property

#### Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars as a general guide to give a broad description of the property. They are not intended to constitute or form part of a contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All measurements, photographs, virtual tours, floor plans and distances mentioned are given as a guide and should not be relied on. Details of lease, service charge and ground rent are given as a guide and should be confirmed by your solicitor prior to exchange of contracts. The copyright of these property particulars remain exclusive property of Abbey Properties.