



2 Bedroom  
Exeter Road, NW2

 **Portland**  
Trusted, every step of the way

£2,145 PCM

Extremely spacious TWO DOUBLE BEDROOM flat set on the first floor of a beautifully converted Victorian building. With large rooms and an exclusive location, the property is available NOW and is offered either fully furnished or unfurnished.

Set on the first floor of an impressive Victorian building we find a large two bedroom flat that has been maintained to a very high standard.

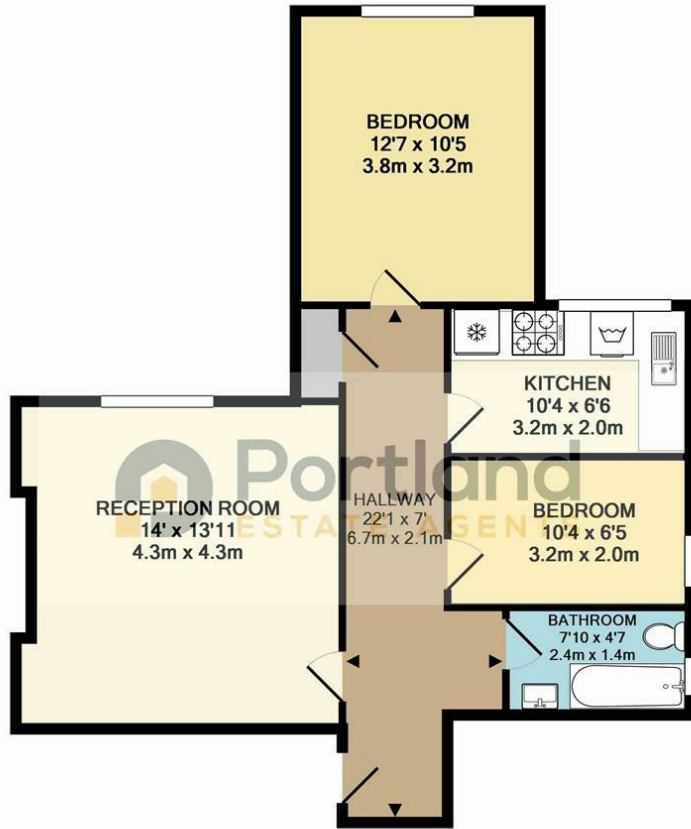
With two double bedrooms, fully fitted kitchen and bathroom and an extremely large reception room, the accommodation provides ample room for either professional sharers or a small family.

The property lies within a half mile of Kilburn Station, and within moments walk of Shoot-Up Hill.

- TWO DOUBLE BEDROOMS
- Fully Furnished
- Fitted Kitchen
- Great Location
- Close to Kilburn High Rd
- Gas central heating







TOTAL APPROX. FLOOR AREA 611 SQ.FT. (56.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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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>		54	76
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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>			80
(69-80) <b>C</b>			
(55-68) <b>D</b>		51	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.