



SPLIT LEVEL ONE BEDROOM FLAT that is located just 0.2 MILES to the **ZONE 2 JUBILEE LINE** station at **KILBURN** and enjoys a **COMMUNAL GARDEN**. This wonderful flat has been fully refurbished to a very high spec and as such arrives to market in exemplary condition throughout with modern fixtures and fittings and wooden flooring.

This lovely property offers a bright and open plan kitchen reception with double patio doors leading to a private rear garden with both grass and raised decking, an upstairs double bedroom with fitted wardrobes and a modern shower room.

Plenty of storage has also been provided and the kitchen is fully integrated.

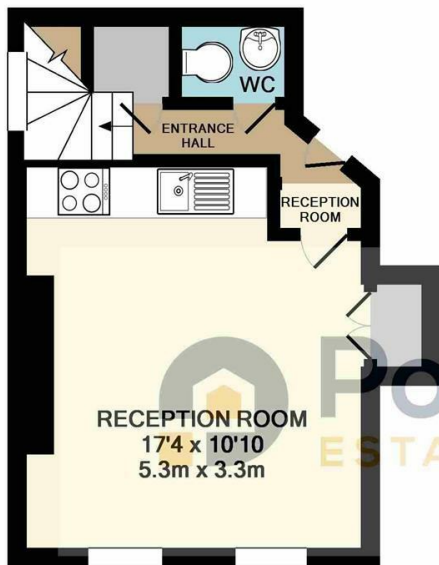
The wide variety of shops, bars and cafes of **KILBURN HIGH RD** are close by, as are a choice of bus routes and the **OVERGROUND** Network via **Brondesbury Station** (0.4 miles)

The flat can be provided **UNFURNISHED** or **FURNISHED** and is **AVAILABLE IMMEDIATELY**.

- Located In The Mapesbury Conservation Area
- Split Level
- Wooden Flooring
- Communal GARDEN
- 0.2 Miles to Station
- AVAILABLE IMMEDIATELY
- EPC Band E







1ST FLOOR

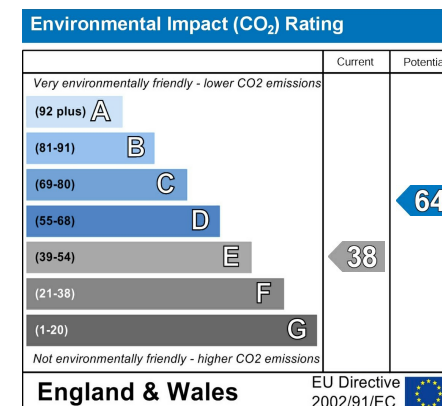
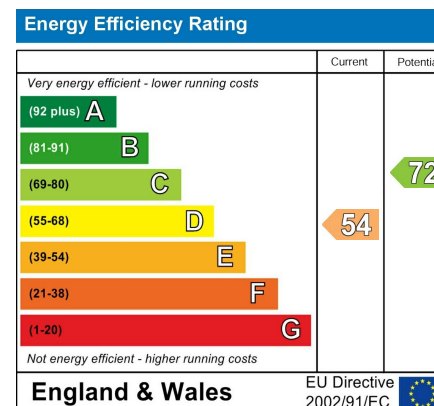


2ND FLOOR

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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