



**HUNTERS®**  
HERE TO GET *you* THERE



# Oxford Road, Kilburn, London, NW6

## Offers In Excess Of £380,000



\*\*\* £500 LEGAL FEES CONTRIBUTION, UPON SUCCESSFUL PURCHASE THROUGH HUNTERS WILL BE GIVEN TO THE BUYER. \*\*\*

This stunning one bedroom apartment is presented in excellent decorative order and benefits from it's own private entrance, as well as being set over two floors. Consisting of a large dual aspect reception room with a modern fully integrated kitchen/diner, a bedroom and a modern bathroom. Further, the property benefits from a private outdoor patio area and is sold chain free.

Exceptionally well located with fantastic transport links including Kilburn Park Station (0.1 miles) Kilburn High Road Station (0.2 miles) & Maida Vale Station (0.5 miles)

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777

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## KEY FEATURES

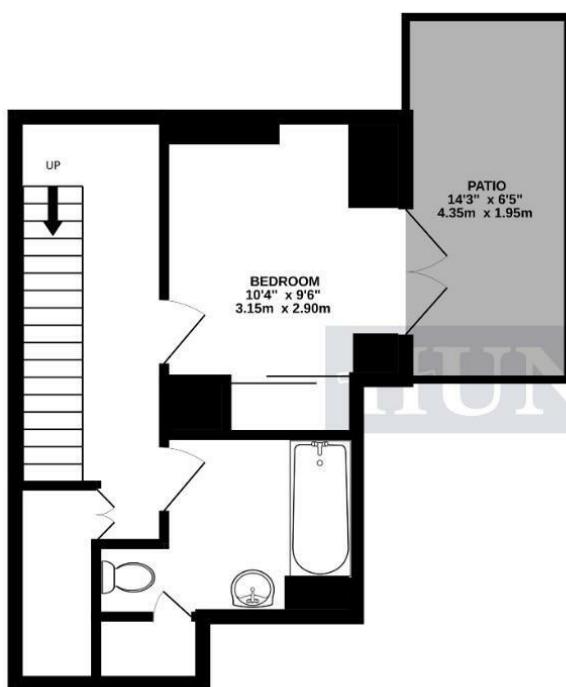
- One bedroom period property
  - Private entrance
  - Bright dual aspect living area
  - Arranged over two floors
  - Modern integrated kitchen/diner
- Presented in excellent decorative order
- Sole use of private outdoor space
  - Sold chain free
- Kilburn Park Station (0.1 miles) Kilburn High Road Station (0.2 miles) Maida Vale Station (0.5 miles)



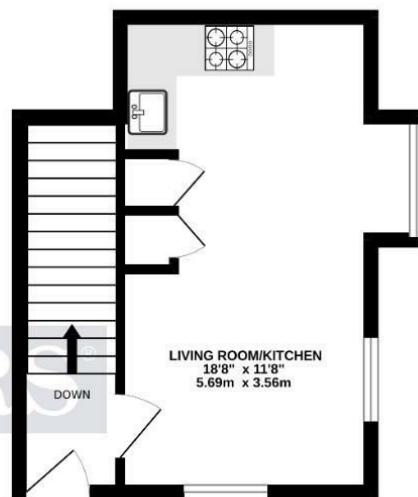
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## LOWER GROUND FLOOR



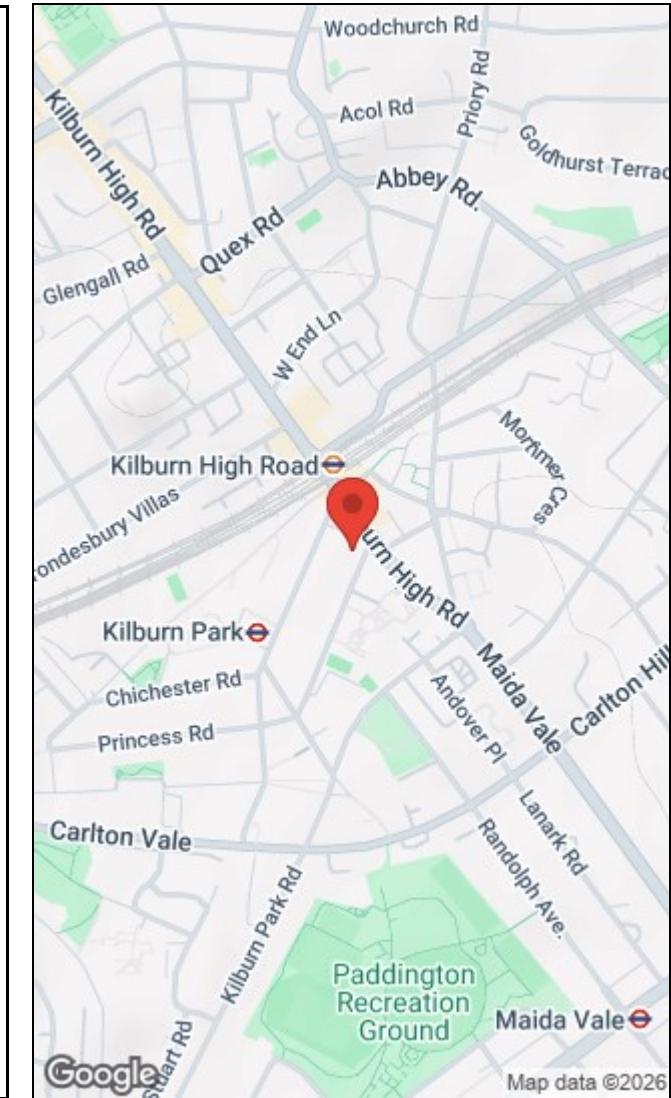
## GROUND FLOOR



TOTAL FLOOR AREA : 534 sq.ft. (49.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items of appurtenance and no responsibility is taken for any error, omission or mis-statement. The floorplan 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		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	

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