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# Queensgate Place, Kilburn, London, NW6

Asking Price £425,000



Bringing to the market this four bedroom duplex flat in a purpose built development of West Hampstead, spanning over two floors circa 1,100 square foot of internal living space.

Features include four bedrooms, a separate reception room to kitchen, full family bathroom on the 1st floor and an additional guest cloakroom on the ground floor, a West facing terrace, and an additional rear patio garden, with ample storage throughout.

The property is sold chain free and "sold-as-seen"

Ideally located between the areas of Kilburn and West Hampstead, the property boasts a close proximity to amenities on the High Road.

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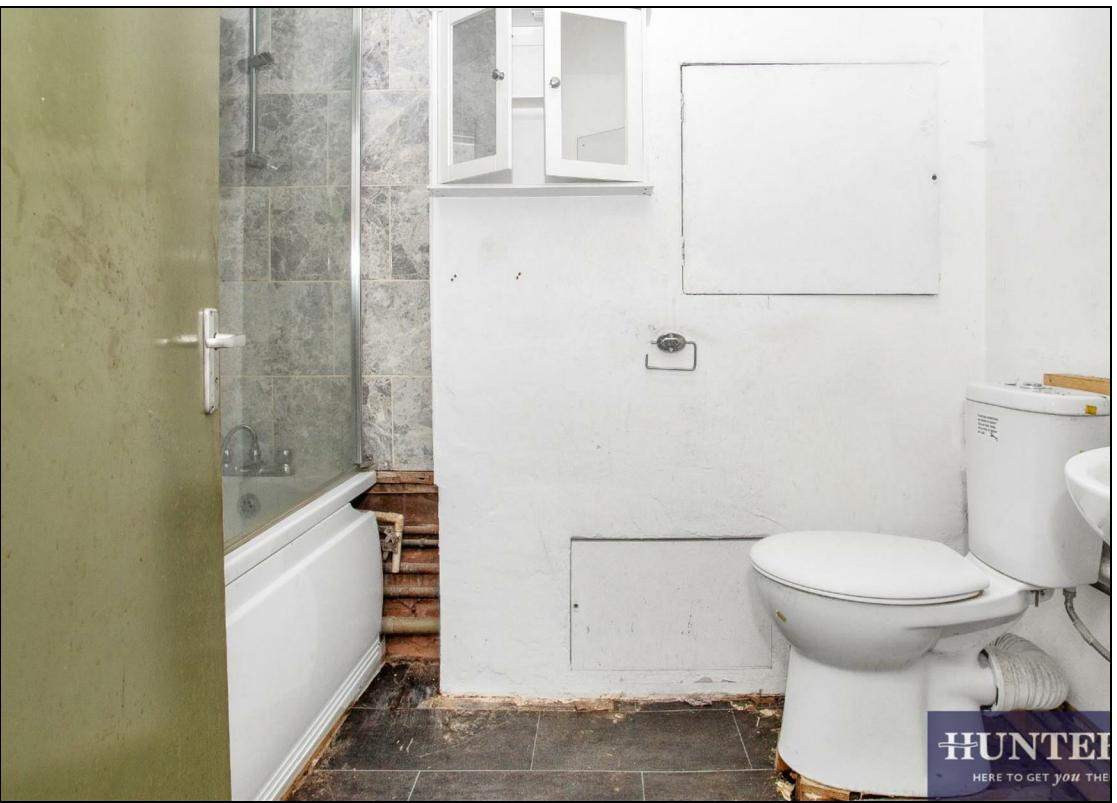


## KEY FEATURES

- Four Bedroom Duplex Flat
- Purpose built development
- Private rear balcony and West facing terrace
  - Sold as seen
- Over 1,100 sq.ft. of living space
- Ample storage throughout
- Sold chain free
- Close proximity to West Hampstead amenities

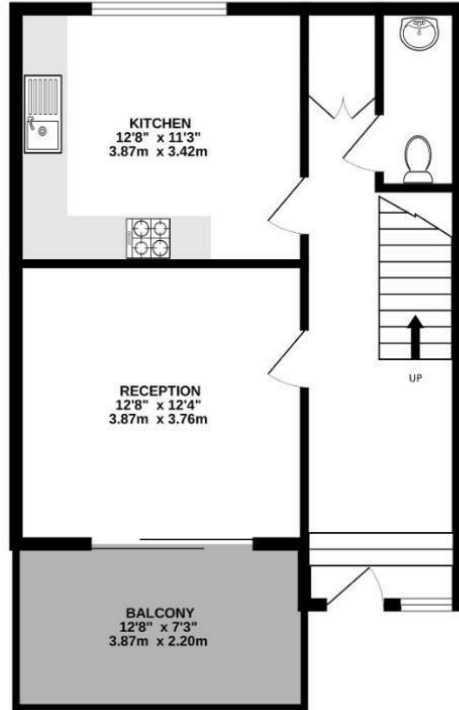




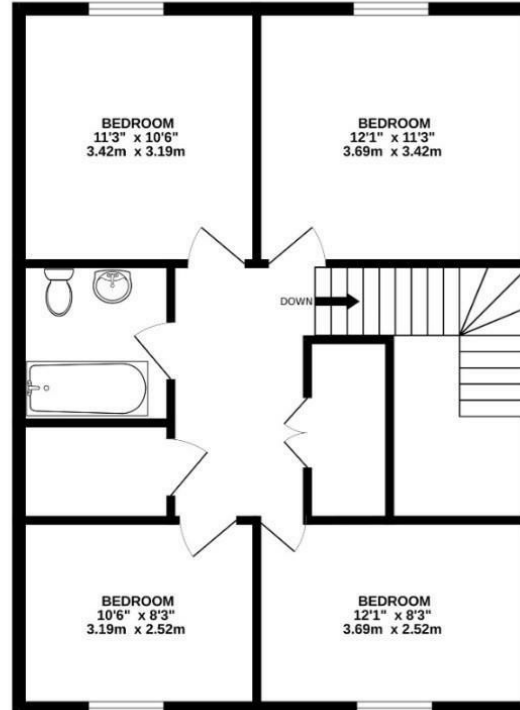




GROUND FLOOR  
477 sq.ft. (44.3 sq.m.) approx.

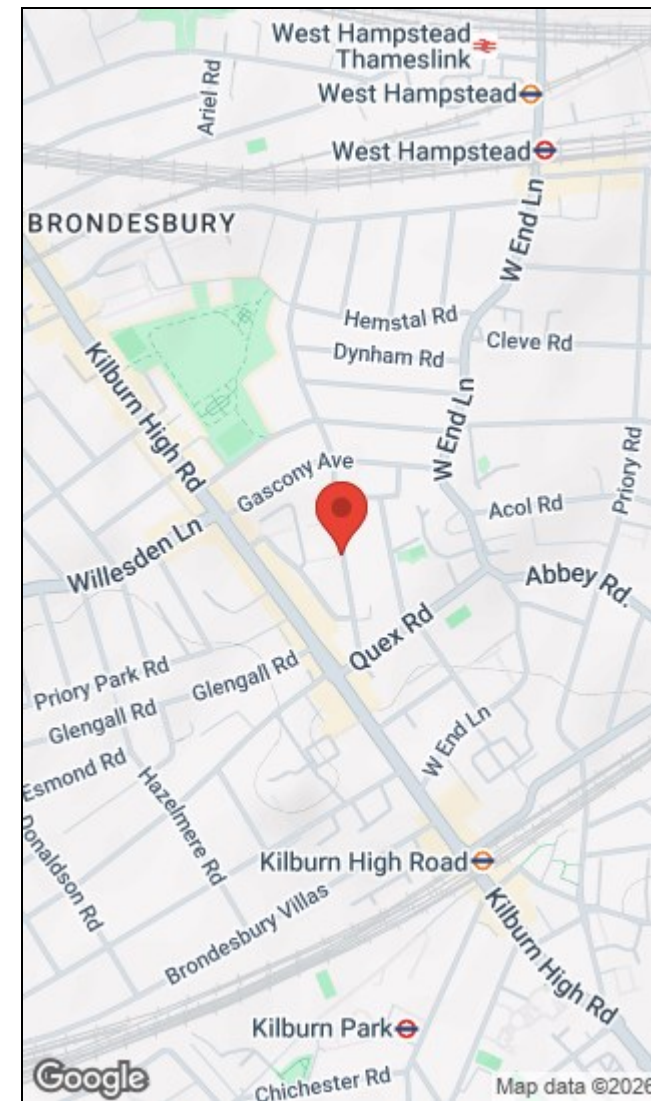


1ST FLOOR  
695 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA: 1172 sq.ft. (108.9 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 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.  
Made with Metropix C0205.



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

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