

# Jubilee Heights, London

Spacious layout | Ensuite bathroom | 24 hr. concierge | Residents gym | Swimming pool | Dedicated parking space | Lift | Next to station

Asking Price: £2,250 Per month



This large apartment makes for a great investment or first home. Located on the third (with lift), it has a generous layout that is great for a family or profession. The lounge and dining space is great for entertaining and enjoying a meal. The separate kitchen is fully fitted with all you need.

There are 2 large double-size bedrooms with built-in wardrobes, one with ensuite. There is an additional family bathroom along with hallway cupboards for plenty of storage.

This unit comes with a dedicated parking space within the gated community. There is a 24-hour concierge service to support tenants. Residents have access to a communal gym and swimming pool.

The location is superb as you are Just next to Kilburn station. Getting into central is a breeze with the Jubilee line providing direct access to Baker Street, Bond Street, Green Park, Westminster and Canary Wharf. Also, Brondesbury overground station provides easy access across London with direct stops to Highbury Islington, Clapham Junction and Richmond.

Kilburn High Road has everything you need with loads of cafes, bars, restaurants and shops. You are near Kilburn Grange Park with its 8 acres of green space providing plenty of amenities including tennis courts, basketball courts, outdoor gym and children's playgrounds.

Not to be missed! Please get in touch for a viewing.

**Key Features:**

- Spacious layout
- Ensuite bathroom
- 24 hr. concierge
- Residents gym
- Swimming pool
- Dedicated parking space
- Lift
- Next to station







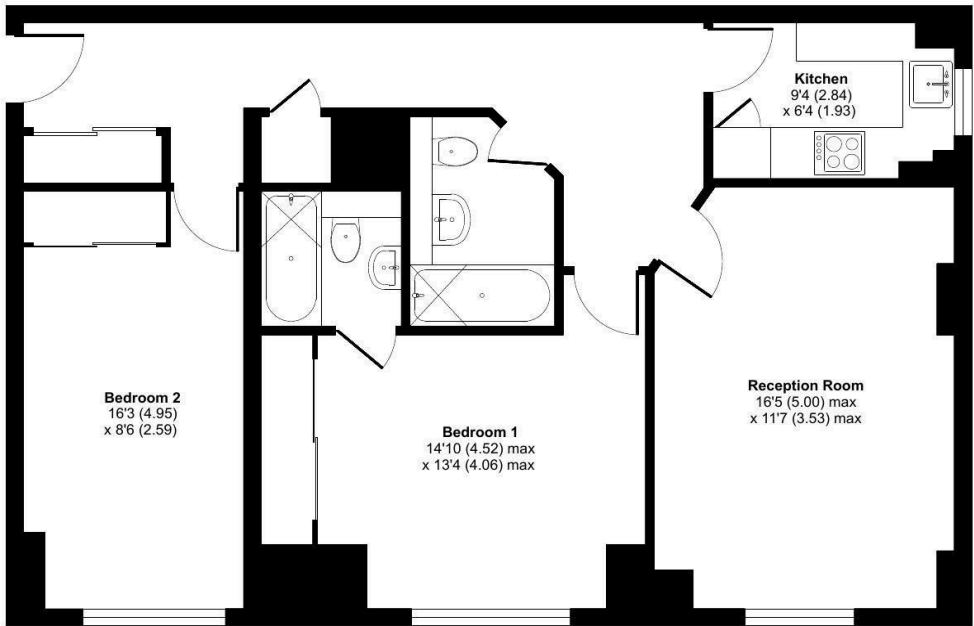
# Energy Performance Certificate

## Shoot Up Hill, London, NW2


Approximate Area = 820 sq ft / 76 sq m

For identification only - Not to scale

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



THIRD FLOOR

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>		81	83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecon 2022. Produced for Onyx Property Consultants Ltd. REF: 867240