

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

Kimberley Road, Queens Park, NW6 7SL

£2,500 PCM

Subject to Contract

- Substantial 4 room ground floor unit
- Modern kitchen with integrated appliances
- Large private terrace
- Close to excellent amenities and transport links
- Light and spacious rooms
- Ample built in storage space
- Ideal for nursery or office

We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.



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Kimberley Road, NW6 7SL

Ideal for nursery or office... set within an impressive development this fabulous four-room commercial premises, one which would be ideal as a glass partitioned meeting room on the ground floor, offers ample potential with exposed brickwork, wood floors, and a wonderful private terrace.

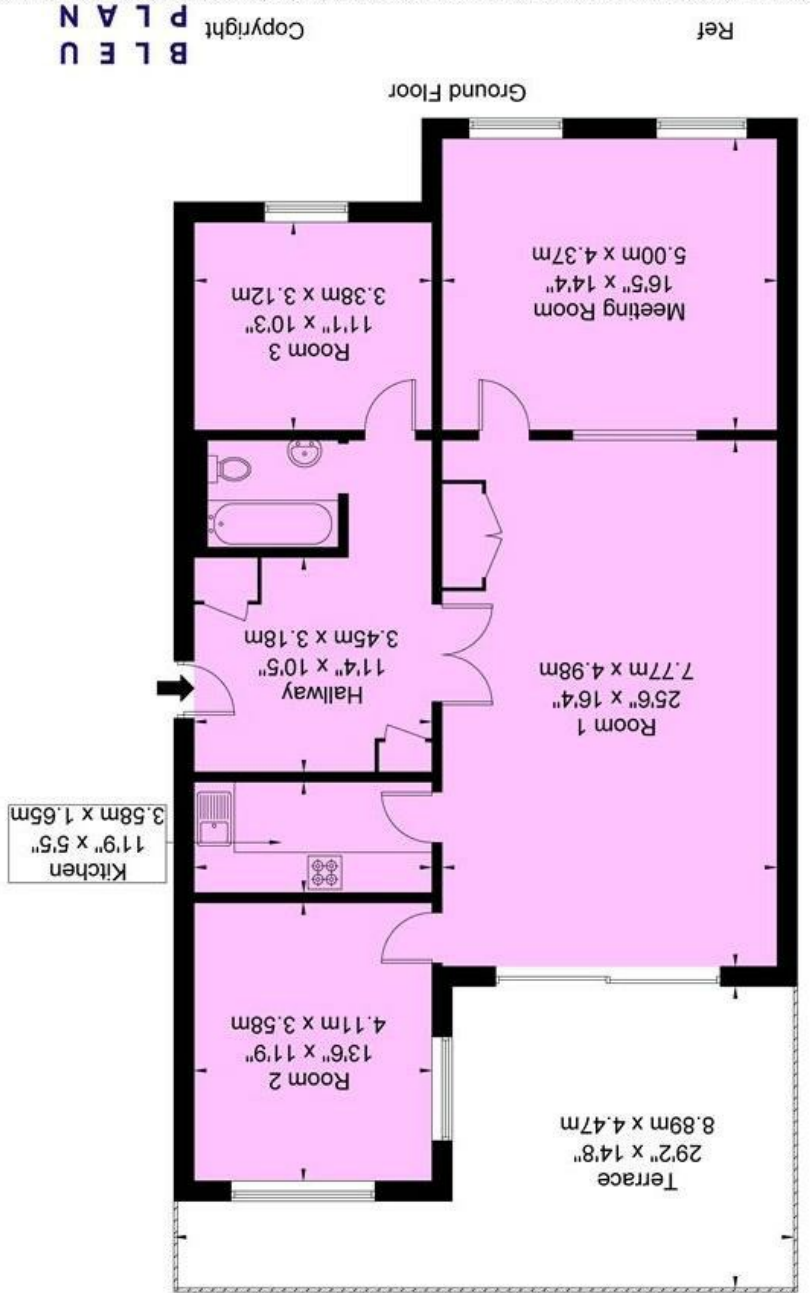
Kimberley Road is a pleasant residential street close to the excellent shops, bars, and restaurants of Queen's Park and West Hampstead. Queen's Park Station (Bakerloo line and National Rail) is close by for links throughout the city and West End.

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Kimberley Court, NW6 7SL

Approx Gross Internal Area = 114.1 sq m / 1228 sq ft



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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