

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		74
(81-91) B		
(69-80) C		
(55-68) D	59	
(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		

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.

Kilburn Lane, Queens Park, W10 4AX

Asking Price £595,000

Subject to Contract

- Own entrance
- Wood floors in cosy but spacious lounge
- Direct access to beautiful rear garden
- Double glazed windows & gas central heating throughout
- Modern and tasteful
- Three bedrooms
- Modern fitted eat in kitchen with vaulted ceiling
- Contemporary style bathroom with
- A short walk of Queens Park tube and shopping facilities



Tel: +44 (0)2 8960 9988
Fax: +44 (0)2 8960 9989

Email: mail@warwickstateagency.co.uk
warwickstateagents.tv | warwickstateagents.co.uk

69 Chamberlayne Road, London NW10 3ND
Tel: +44 (0)20 8960 9988 Fax: +44 (0)20 8960 9989



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(((THE THIRD BEDROOM CAN NOT FIT A BED, ONLY AN OFFICE OR CRIB)))

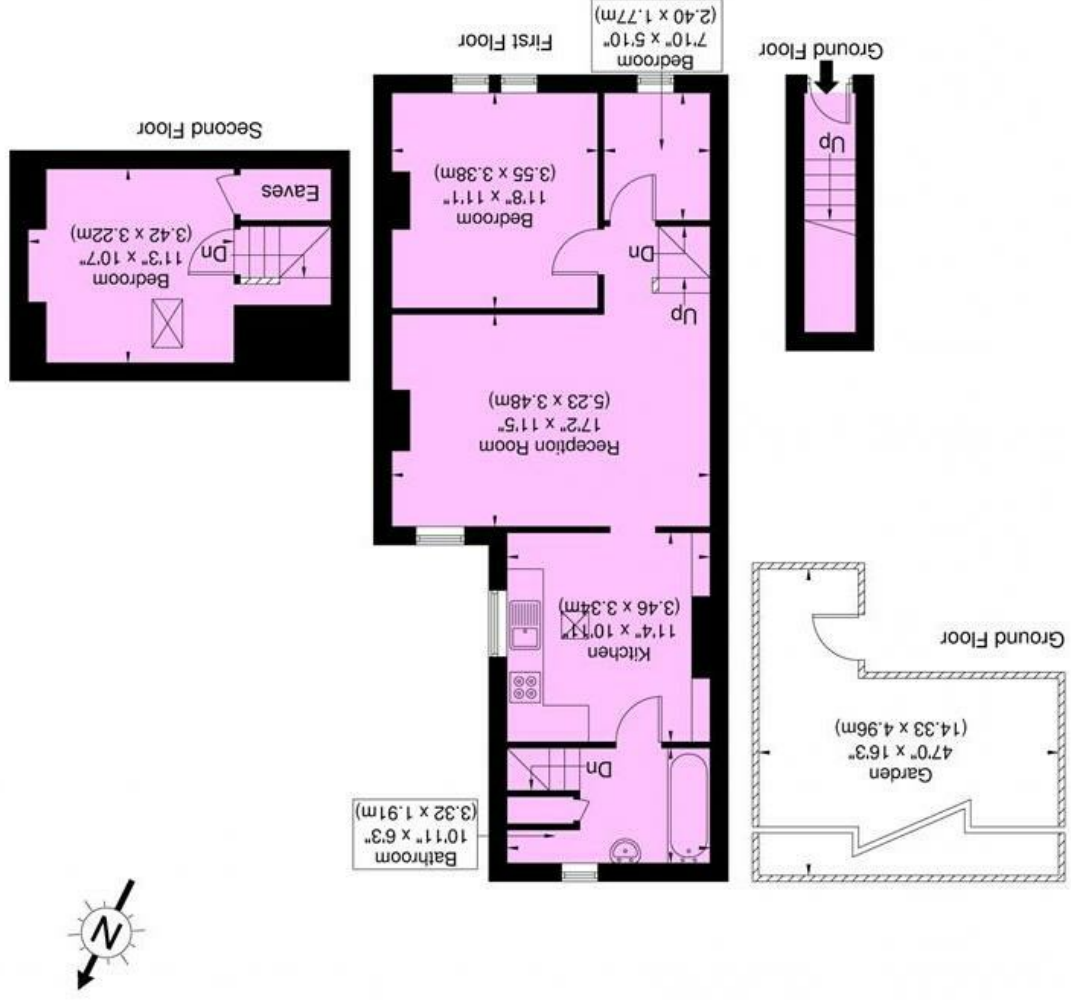
Impressive & most tastefully designed to a high specification, split level three bedroom masonette, on the first & second floor of this period-style mid-terraced building, with direct access to rear garden. Featuring wood flooring & open timber staircase, entered via own entrance, only a short stroll from Queens Park numerous amenities.

The property offers a generous 789sqft of living accommodation, boasting antique coloured wood floors throughout. Comprising of two double bedrooms & a third bedroom ideal for office or baby's room, cornicing in a spacious & cozy reception room, butler sink set into hardwood worktop and dining area in a modern fitted kitchen. Chrome radiator & tiling in contemporary style bathroom combined w.c.

Kilburn Lane is a long Avenue with an interesting mix of light industrial and residential. In close proximity of Queens Park variety of local shops, bars/cafes, restaurants, and most well located for a choice of a variety of transport links which include "Queens Park" (Bakerloo Line) tube.

Kilburn Lane W10

Approx. Gross Internal Area = 789 sq ft / 73.3 sq m



Ref
 Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only
 While we do not doubt the floor plan accuracy and completeness, you or your advisors should
 conduct a careful, independent investigation of the property in respect of monetary valuation
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