



 1
Bedroom

 1
Bathroom



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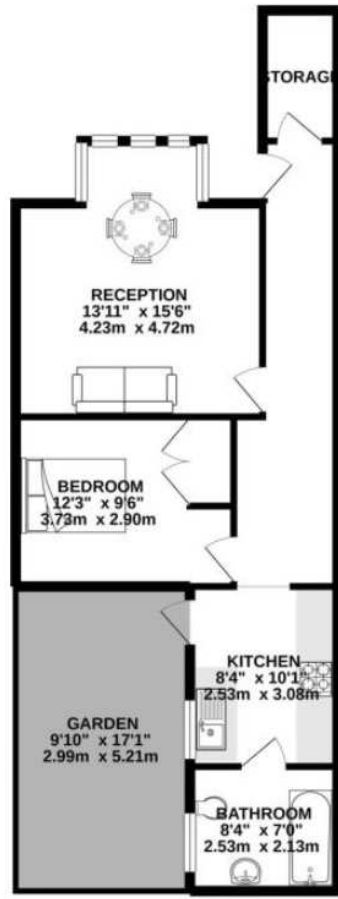
Upon entering, you are greeted by a welcoming reception room, bathed in natural light, providing a versatile space for relaxation and entertaining. The separate kitchen features a convenient door leading to your private oasis, offering an idyllic setting for al fresco dining or leisurely moments.

The well-appointed double bedroom exudes tranquility and boasts ample storage solutions, ensuring a clutter-free living environment.

Adding to the appeal, an additional storage cupboard provides practical solutions for organizing belongings, enhancing the functionality of this charming abode.

Conveniently situated in Kilburn, residents benefit from easy access to an array of local amenities, including shops, cafes, and restaurants. With excellent transport links nearby, commuting to central London and beyond is effortless, making this property an ideal choice for professionals and investors alike.

Don't miss the opportunity to make this inviting garden flat your own and experience the epitome of urban living in Kilburn. Schedule your viewing today!



LOWER GROUND FLOOR
601 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

