

Westburn Mews Kilburn Park Road, NW6

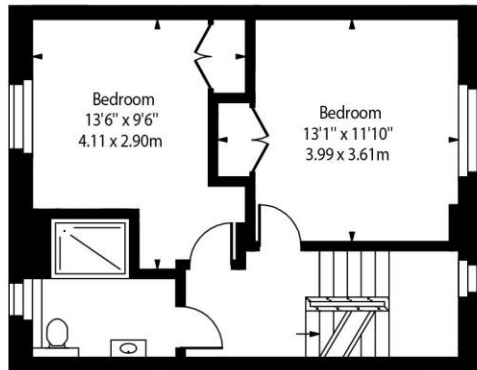


- Newly refurbished, 4 storey town house in secure gated mews off Kilburn High Road
- Reception, recessed fitted kitchen, balcony and courtyard
- Suitable for sharers or a family. The property has an HMO licence
- Located opposite Andover Place and Maida Vale with Kilburn Park Station close by
- 4 double bedrooms, 1 single bedroom with ensuite shower, 2 further bathrooms
- Available 10th February. Furnished



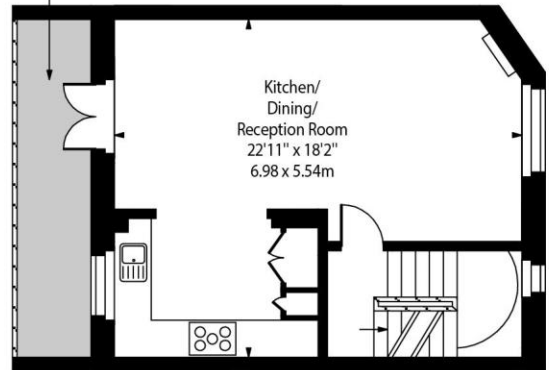
Weekly Rental £1200 Monthly £5200

Westbourn Mews

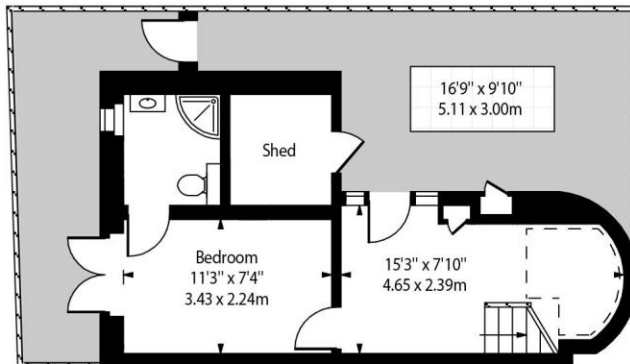


Second Floor

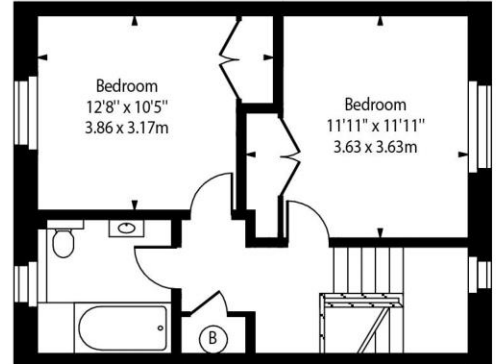
Balcony
18'4" x 3'11"
5.59 x 1.19m



First Floor



Ground Floor



Third Floor

Approx Gross Internal Area 1489 Sq Ft - 138 Sq M

Approx Floor Area Including Restricted Heights 1515 Sq Ft - 141 Sq M

For Illustration Purposes Only - Not to Scale

This floor plan is for guidance only. Measurements are approximate and not to scale. Windows and doors openings are approximate. Whilst care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions that are reliant on the information displayed. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy performance certificate (EPC)

House 2 2b Kilburn Park Road LONDON NW6 5UY	Energy rating D	Valid until: 14 February 2028
		Certificate number: 0452-2864-7728-9398-0441

Property type Mid-terrace house

Total floor area 135 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance