

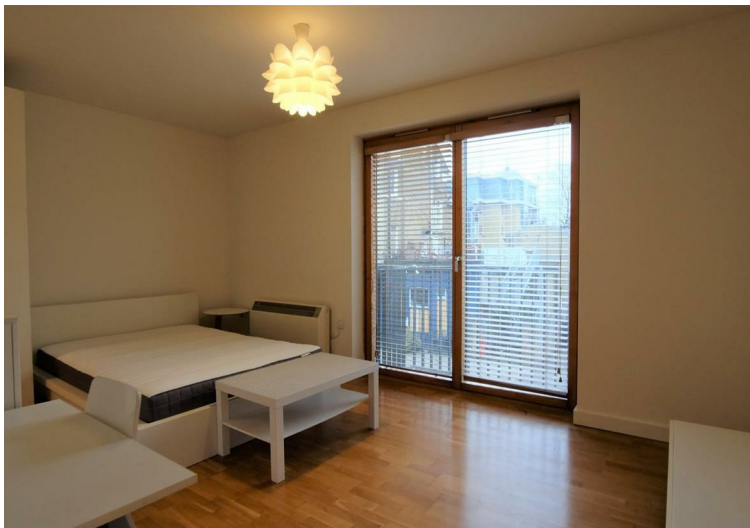


Cavendish Road, Kilburn NW6 £1,450 Per Month Not specified

We are delighted to offer this very smart studio apartment ideally located in a modern building on Kilburn High Road with a large roof terrace overlooking London.

The apartment is arranged on the raised ground floor and is arranged as a bright room with wooden floors, modern open plan kitchen, family bathroom and balcony.

The block is located only a few moments from Kilburn High Road (Jubilee Line), Brondesbury (Overground) Station or a short walk to West Hampstead (Thameslink) and numerous bus links (16, 32 & 98) to Marble Arch and London's West End.



g | **AWAITING
FLOOR PLAN**

Property Overview

Location	Kilburn, NW6
Price	£1,450 Per Month
Bedrooms	0
Bathrooms	1
Receptions	1
Council	Brent
Tax Band	C
Furnishing	Not specified

Key Features

- Modern Studio
- Wooden Floors
- Open Plan Kitchen
- Private Balcony
- Huge roof terrace
- Great Location
- Moments from Shops
- Numerous Transport links



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		77
(81-91) B	76	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
2002/91/EC



IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

