



## 226 KILBURN LANE

LONDON, W10 4BA

£1,250 PER CALENDAR MONTH

We are pleased to offer this newly refurbished studio flat in Kilburn Lane. Tucked away at the rear of the building, this well presented property comprises a studio room with newly fitted kitchen, and a shower/wc. Offered furnished, the accommodation includes a fold-down wall bed & storage, table & chair, clothing rack with drawers. The property also benefits from laminate flooring, double glazed windows and is available immediately.

The property is located a short walk away from the popular shops and restaurants of Chamberlayne Road & Salusbury Road. Nearest Station: Queens Park.

Please note there is no gas in the building.

Energy Rating: 41/E

Council Tax: Westminster Band 'A' currently £679 annually.

- NEWLY REFURBISHED STUDIO FLAT
- FURNISHED
- AVAILABLE NOW
- NEWLY FITTED KITCHEN & SHOWER/WC
- DOUBLE GLAZED WINDOWS
- CLOSE TO SHOPS AND RESTAURANTS
- QUEENS PARK STATION NEARBY
- ENERGY RATING: 41/E

### VIEWING

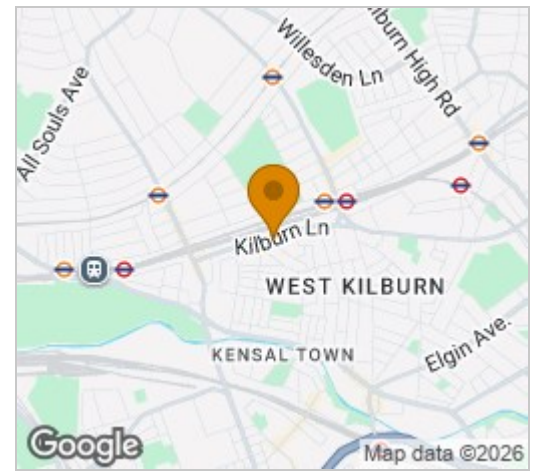
Please contact our Wenlock & Taylor Office on 020 8969 0122 if you wish to arrange a viewing appointment for this property or require further information



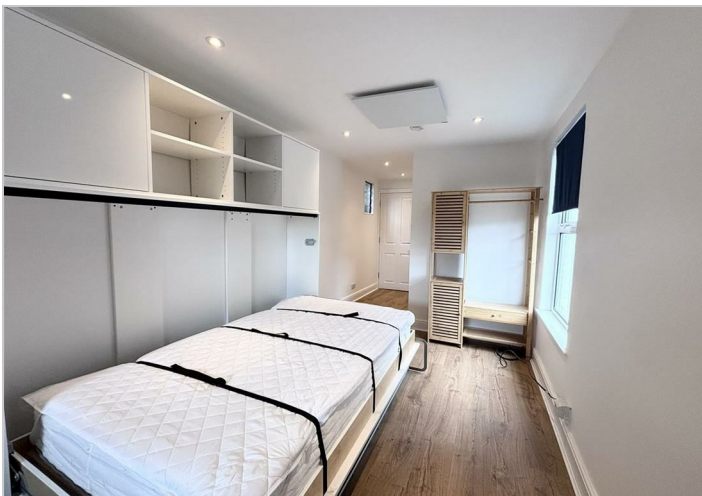
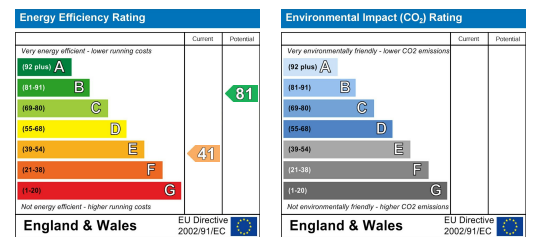
## FLOOR PLAN



## AREA MAP



## ENERGY EFFICIENCY GRAPH



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