

## Tollgate Gardens, London NW6

Price £725 per week - Furnished







## Description

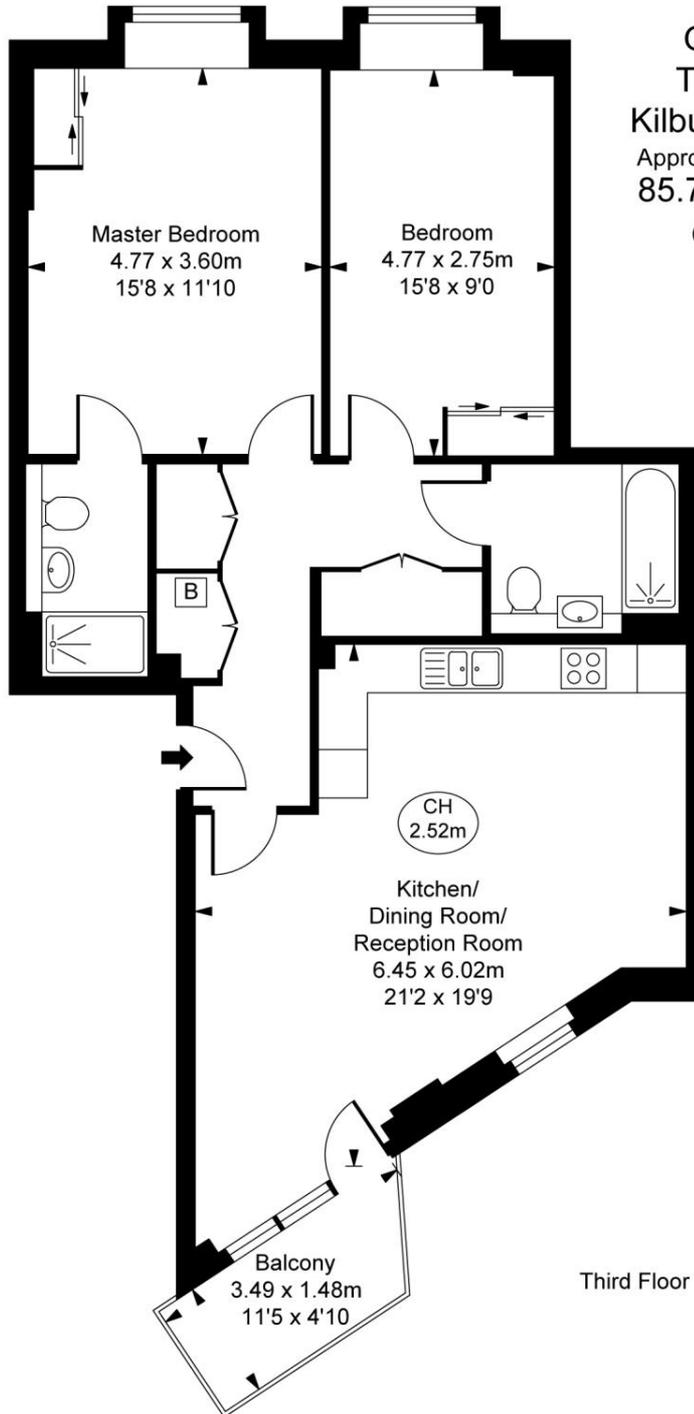
A brand new, third floor apartment located in this recently built development on Kilburn High Road. The apartment comprises master bedroom with en suite shower room, one further bedroom, one bathroom and a reception room with open plan kitchen and access to the balcony. The apartment is excellently located within walking distance of Kilburn Park underground station and the amenities of Kilburn High Road, and benefits from residents facilities such as a concierge and gym.

Council tax band: F. Rent is payable on a monthly basis and you may be required to pay more than a month's rent in advance, depending on your circumstances. You will be required to pay a 1 week holding deposit following a successful offer. Tenancies with annual rents up to £50,000 will require a 5 weeks' security deposit, while those exceeding this threshold will require a 6 weeks' deposit. Utility bills, council tax, telephone line and broadband are not included in the rent. As well as paying the rent, you may also be required to make some additional permitted payments. If your tenancy does not qualify as an AST, additional fees may apply. Please visit [jll.co.uk/fees](http://jll.co.uk/fees) for details of fees that may be payable when renting a property. To check broadband and mobile phone coverage please visit Ofcom here [ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker](http://ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker)

- Master bedroom with en suite shower room
- Second double bedroom
- One bathroom
- Reception room
- Open plan kitchen
- Balcony
- Third floor
- Lift
- Concierge
- Residents' gym

# Floorplan

923 sq ft | 86 sq m



Guildford House,  
Tollgate Gardens,  
Kilburn High Road, NW6  
Approximate Gross Internal Area  
85.74 sq m / 923 sq ft  
( CH = Ceiling Heights )



Third Floor

This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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