

# A-B-A-C-U-S

NEASDEN

## Hansel Road, Kilburn Park London, NW6

Abacus Estates are proud to offer this great large one double bedroom apartment in this brand newly built development moments from Kilburn Park Tube. Offered in excellent condition throughout and set on the first floor of this impressive building the property consists of large dual aspect reception room with large balcony, open plan fully fitted kitchen with all appliances, double bedroom with fitted storage and three piece fully tiled modern bathroom. Further benefits include double glazing throughout, under floor heating, video entry and complex energy efficient heating system. Available Now.



**£360 Per Week**

307A NEASDEN LANE • NEASDEN • LONDON NW10 1QR

T: 020 8208 7919 • E: NEASDEN@ABACUSESTATES.COM • W: ABACUSESTATES.COM

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		82	82
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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