



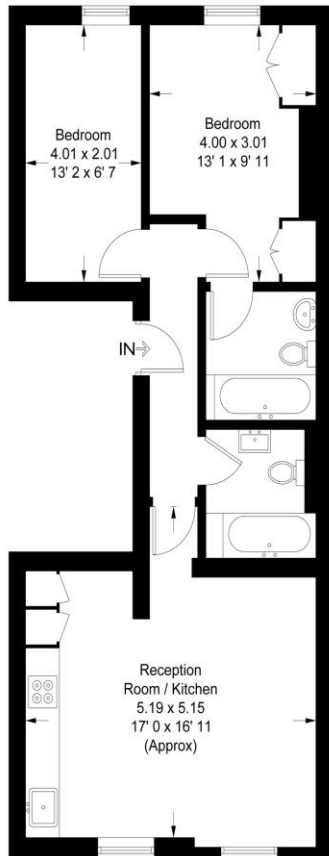
2 Bedroom Flat
Iverson Road
London NW6

- Period Conversion
- Two Beds
- Two Baths
- Extremely Close to Transport

Asking price of £542.30 pw / £2,350 pcm

Iverson Road

Approximate Gross Internal Area = 599 sq ft / 55.7 sq m



First Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

We are delighted to offer for a lovely first floor flat that is located a stone's throw from all the amenities of Kilburn High Road and within a four minute walk to either Kilburn tube(Jubilee) or Brondesbury Overland. Two double beds and two bathrooms both with Bathtubs(One Ensuite), Wood floors in reception and hallway, Lots of natural light, kitchen with new modern white gloss units with oven, hob, dishwasher and washing machine, Iverson Road is a pleasant residential area close to the amenities of West Hampstead, Queen's Park, Maida Vale and Swiss Cottage. West Hampstead Station (Jubilee line and National Rail) is close by for links throughout the City and West End. Call to arrange a viewing.

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.