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# St Julians Road, Kilburn, London, NW6

Asking Price £400,000



Bringing to the market this well-presented one-bedroom apartment, set within a period conversion on prime residential street.

The apartment comprises a spacious reception room with high ceilings and large windows, a separate kitchen, a double bedroom, and a full bathroom. The flat is quietly positioned and benefits from a good degree of privacy.

The property is sold chain free, with a share of the freehold. All services/appliances have not and will not be tested.

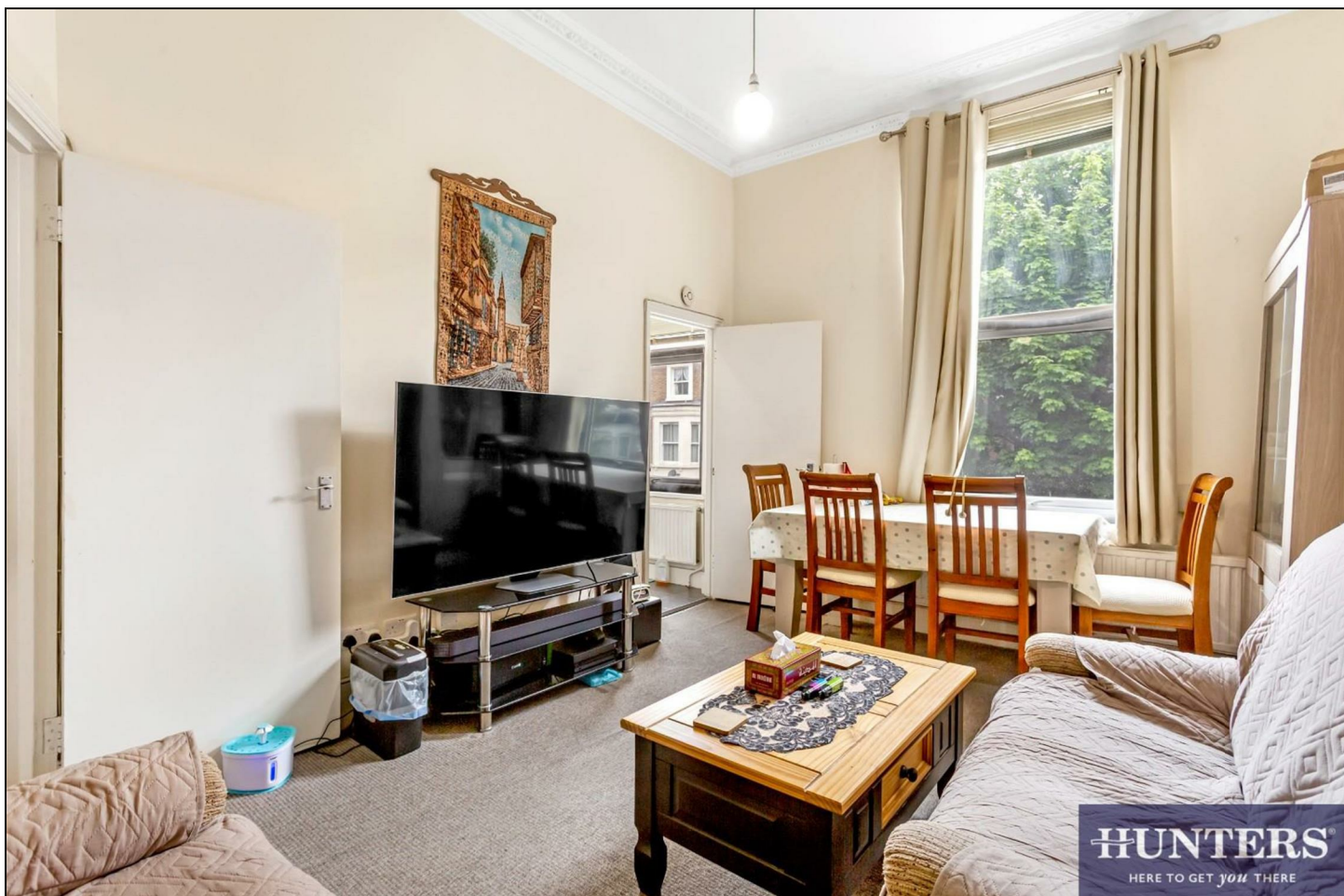
Located on a popular residential street, St Julian's Road provides excellent access to the shops, cafés and transport links of both Kilburn High Road and Willesden Lane. Nearby stations include Kilburn High Road (Overground), Brondesbury (Overground) and Kilburn (Jubilee), all within easy walking distance.

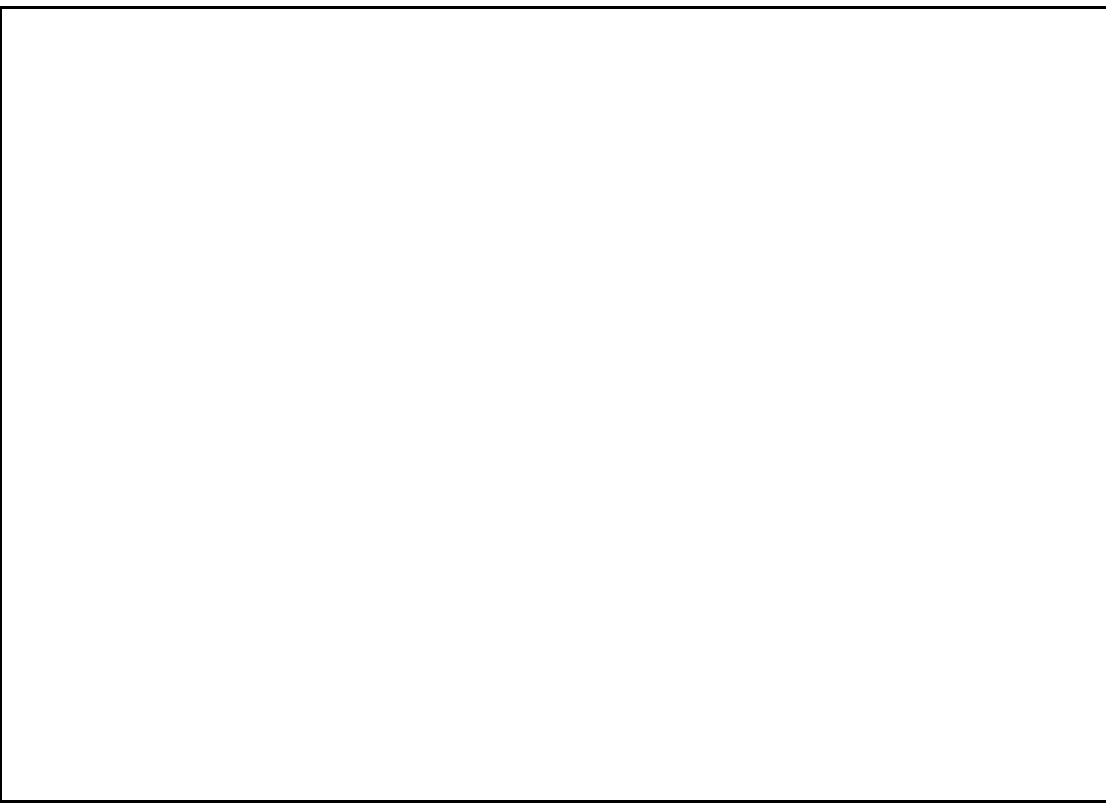
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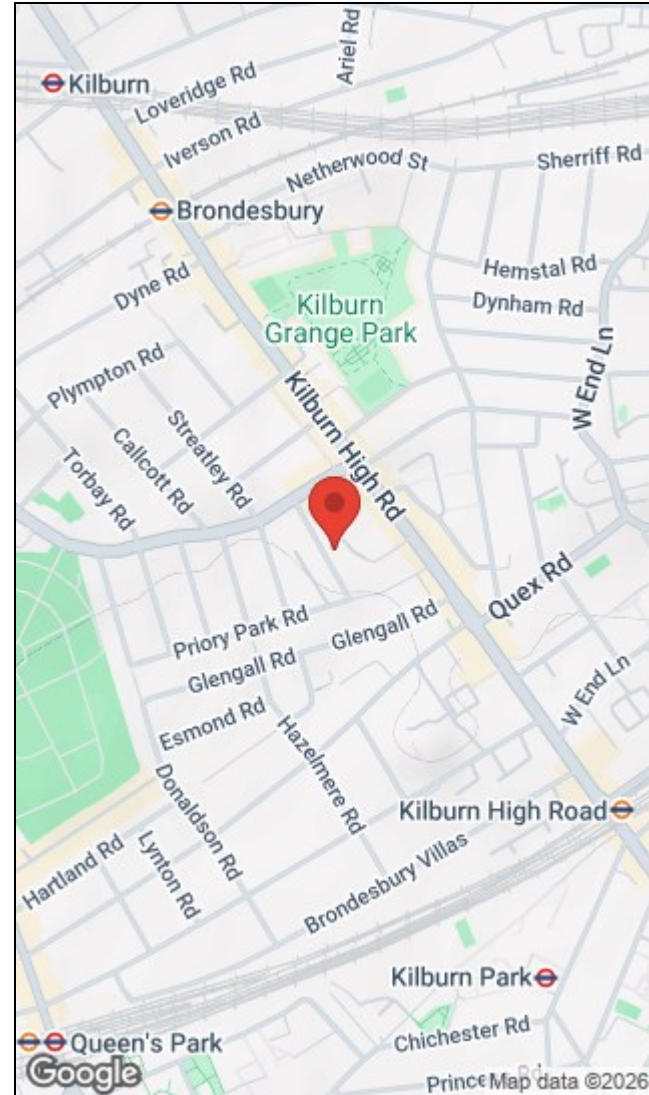
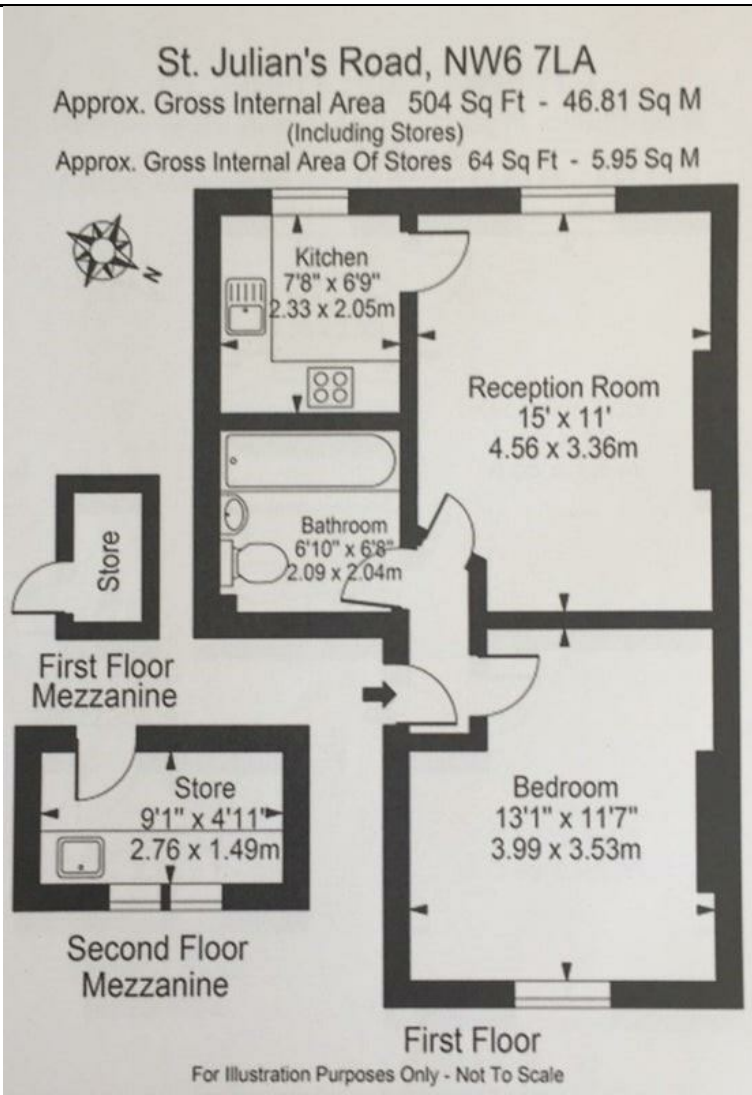


## KEY FEATURES

- Large One Bedroom First Floor Apartment
  - Victorian conversion
  - Over 500 sq.ft. of living space
  - 2 separate storage rooms; 1 fit for a study
- Short walk to the high street and transport links into the city
  - High ceilings and large windows
- Moments from Grange Park & Queen's Park
  - Sold chain free







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

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
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