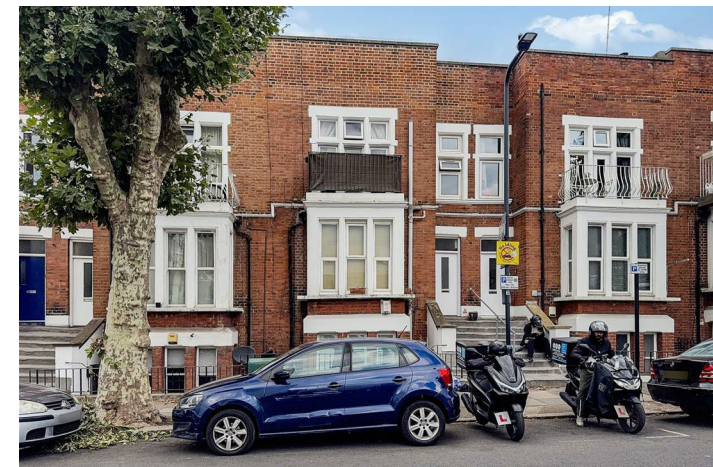




7B VICTORIA ROAD LONDON, NW6 6SX

£1,795 PCM

Offered to the market fully furnished is this chic, ground floor, one bedroom flat located just 0.2 miles from Kilburn High Road Station and 0.3 miles from Kilburn Park Station.

Internally the property utilises a large bay window within it's well proportioned and airy reception room. The property has a good-sized double bedroom, a large family bathroom and a separate kitchen area. It also has good storage throughout and there is residents parking available via the local authority.

Situated in the ever-popular Kilburn, the property is just moments away from the High Street and benefits from the wide range of shops, bars and restaurants that this lively and vibrant area has to offer. The property further benefits from being within easy reach of West Hampstead and all the amenities that come with that area also.

DouglasPryce

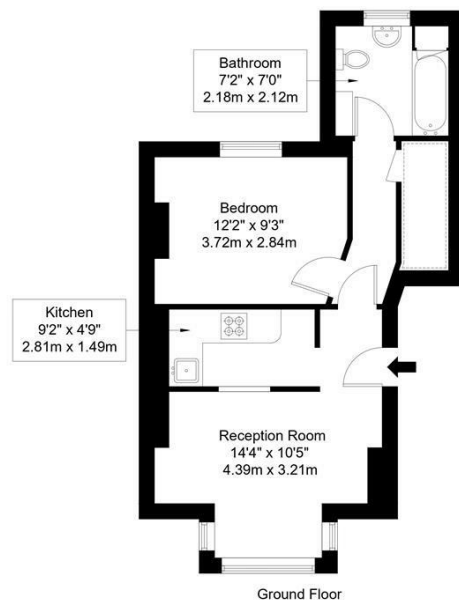
Victoria Road, NW6 6SX

Approx Gross Internal Area = 37.65 sq m / 405 sq ft

Restricted Head Height = 2.28 sq m / 25 sq ft

Total = 39.93 sq m / 430 sq ft

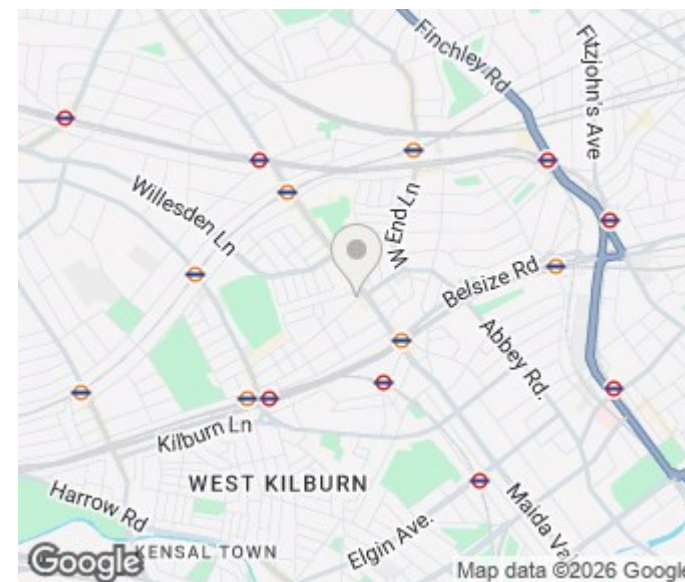
 = Reduced Headroom Below 1.5m / 5'0



Ref :

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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