

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Kilburn Lane, Queens Park, W10 4AL

Asking Price £375,000

Subject to Contract

- Double bedroom
- Bathroom combined W.C
- Gas central heating
- Timber style flooring
- Eat in kitchen
- Five minutes walk of Ladbroke Grove
- Double glazing

We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.



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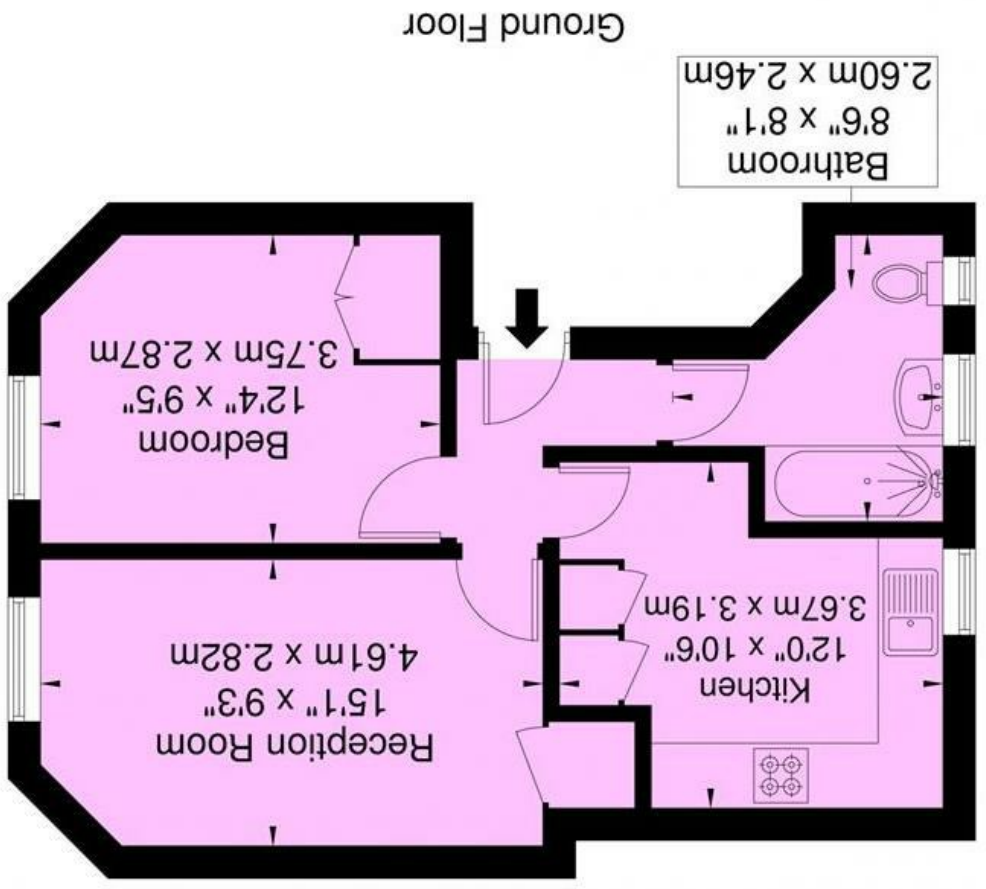
Kilburn Lane, W10 4AL

Spacious and well proportioned... one double bedroom apartment, set on the second floor of this mid-terraced building. Benefits include timber style flooring, gas central heating, and double glazing throughout, within walking distance of Ladbroke Grove, Queens Park & Kensal Rise offering an array of alternative transport links, bars/cafes, restaurants, and shopping facilities.

Vacant property with no upper chain, which offers a generous 440 sq ft of living space, over one floor, south-facing reception room, separate eat-in kitchen, double bedroom, and white three piece bathroom suite.

The Quadrant, London, England, W10 4AL

Approx. Gross Internal Area = 41.4 sq m / 445 sq ft



Ground Floor

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 Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only
 While we do not doubt the floor plan accuracy and completeness, you or your advisors should
 conduct a careful, independent investigation of the property in respect of monetary valuation

