

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

KENSAL RISE

## Shoot Up Hill, Kilburn London, NW2

LARGE two double bedroom apartment plus study /office, situated in this purpose built block moments from Kilburn Tube. Offered in good condition throughout the property consists of three proper double bedrooms, tiled three piece bathroom, separate kitchen and good size reception. Ideally located mins. walk to Kilburn (Jubilee Line) tube station and a short walk to all the boutique shopping and cafe lifestyle of West Hampstead village. Please call 0207 4313777 for further information or to request a viewing. Suitable for two sharing.



**£375.00 Per Week**  
**£1,625.00 Per Calander Month**

103 CHAMBERLAYNE ROAD • KENSAL RISE • LONDON NW10 3NS

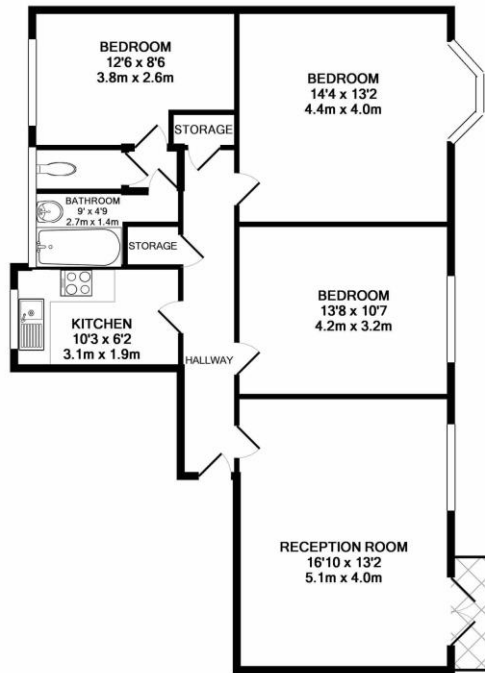
T: 020 3815 5777 • E: HEADOFFICE@ABACUSESTATES.COM • W: ABACUSESTATES.COM

ABACUS ESTATES IS A TRADING NAME FOR AND ON BEHALF OF ABACUS ESTATES (LONDON) LIMITED NO: 099182841 • VAT REGISTRATION NO: 223 0774 34 • REGISTERED OFFICE: 103 CHAMBERLAYNE ROAD, LONDON, NW10 3NS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	<b>74</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	<b>74</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 897 SQ.FT. (83.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2019

**VIEWING BY APPOINTMENT WITH AGENTS ABACUS ESTATES - KENSAL RISE OPENING HOURS:**

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.