

Cambridge Avenue, Kilburn Park London, NW6

Contemporary one bedroom apartment located on the first floor of this Victorian converted building above commercial premises. Providing stairer entrance is this one bed apartment, newly refurbished to a good standard, featuring a bright open plan kitchen living room with dark wood style flooring. Good size reception. Modern bathroom suite. IDEALLY Located just a stone's throw away Kilburn Park Underground station (Bakerloo Line) and within easy access of the West End. This property is ideal for a first time buyer or buy to let investment!



£365,000 Leasehold

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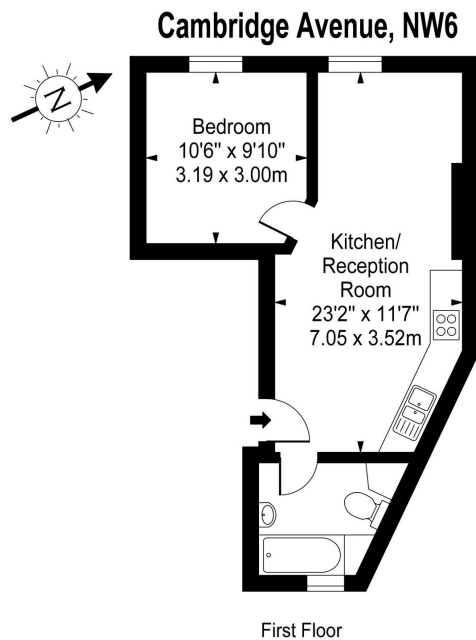
303 West End Lane • West Hampstead • London NW6 1RD
103 Chamberlayne Road • Kensal Rise • London NW10 3NS

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	11	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	23	
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Approx Gross Internal Area 400 Sq Ft - 37.16 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.28454

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

VIEWING BY APPOINTMENT WITH AGENTS

Abacus Estates
OPEN MON-FRI 8.00AM TO 7.00PM
SAT - 9.30AM TO 4.00PM
SUN - BY PRIOR APPOINTMENT

Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/ verification.
2. The photograph depicts only certain parts of the property. The fittings illustrated may be included with the apartment/ house although the joinery and paint finishes may differ. No assumptions should be made with regards to parts of the property. Please ask for further information if required.
3. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquires.
4. Descriptions of the property are subjective and are used in good faith as an opinion and a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property.

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