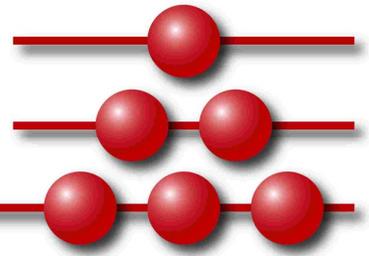


abacus



E S T A T E S

Rondu Road, Kilburn London, NW2

LARGE STUDIO apartment (355sqft) with SEPARATE SLEEPING AREA situated on the 2nd floor of this purpose built block. Property features bright reception with wood flooring and separate modern kitchen with all modern appliances and lots of cupboard space. Separated sleeping area. Modern, tiled, three piece bathroom. Good storage. Communal gardens. Ideally located only minutes walk from cafes and restaurants of Kilburn, Cricklewood and West Hampstead, Kilburn Jubilee line, tube station, Cricklewood Thames Link and all other transport links.



£285 Per Week

T: 020 7431 3777

F: 020 7431 9777

E: info@abacusestates.com

W: www.abacusestates.com

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

Abacus Estates is a trading name for and on behalf of: Lencane Limited - VAT No: 341 5959 42 - Company No: 1755241
and Abacus Estates (Kensal Rise) Limited - VAT No: 126-41 65 29 - Company No: 7838571
Registered Office: 2nd Floor, Compton House, 29-33 Church Road, Stanmore, Middlesex, HA7 4AR



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 67 | 79 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| 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 | | | 86 |
| (69-80) C | | 70 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |