

A-B-A-C-U-S

WEST HAMPSTEAD

Buckley Road, Kilburn London, NW6

CHARMING TWO BEDROOM* SPLIT LEVEL APARTMENT* TWO BATHROOMS* 753SQFT set within this 3 storey semi-detached **IMPRESSIVE VICTORIAN CONVERSION***. Contemporary, open plan kitchen and bright reception. Two modern, tiled bathrooms, wood floors and fitted carpets. **IDEALLY SITUATED** within this quiet, tree-lined street of Victorian terraced houses, just moments away from Kilburn (Jubilee Line) tube station, overground and the bustling High Road with its shops, eateries, further public transport and the popular 'Kiln' Theatre & cinema. Also, a short walk to West Hampstead village and Thames Link. Leasehold.



£500,000 Leasehold

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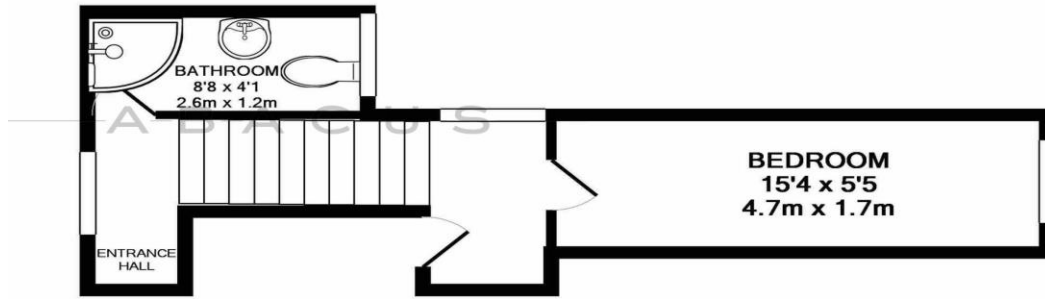
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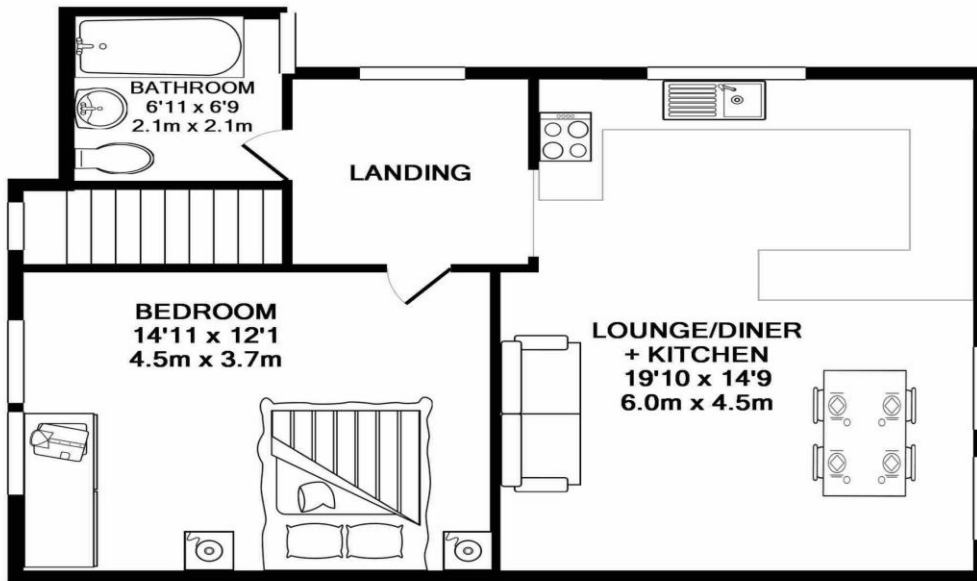
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		74
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 753 SQ.FT. (70.0 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
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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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