

— A — B — A — C — U — S —

— W E S T H A M P S T E A D —

Kilburn Place, Kilburn London, NW6

A spacious three bedroom flat on the top floor of a purpose built block positioned in a quiet location and including a share of the freehold. This penthouse flat offers well laid out accommodation with an expansive open-plan reception and kitchen with integrated appliances and breakfast bar. An ensuite to the master bedroom and family bathroom along with wood flooring and double glazing further adds to the appeal of this home. The amenities of Kilburn and West Hampstead are both in easy reach with restaurants, cafes and multiple Underground, Overground and Thames Link stations and bus routes.



£600,000 Share of Freehold

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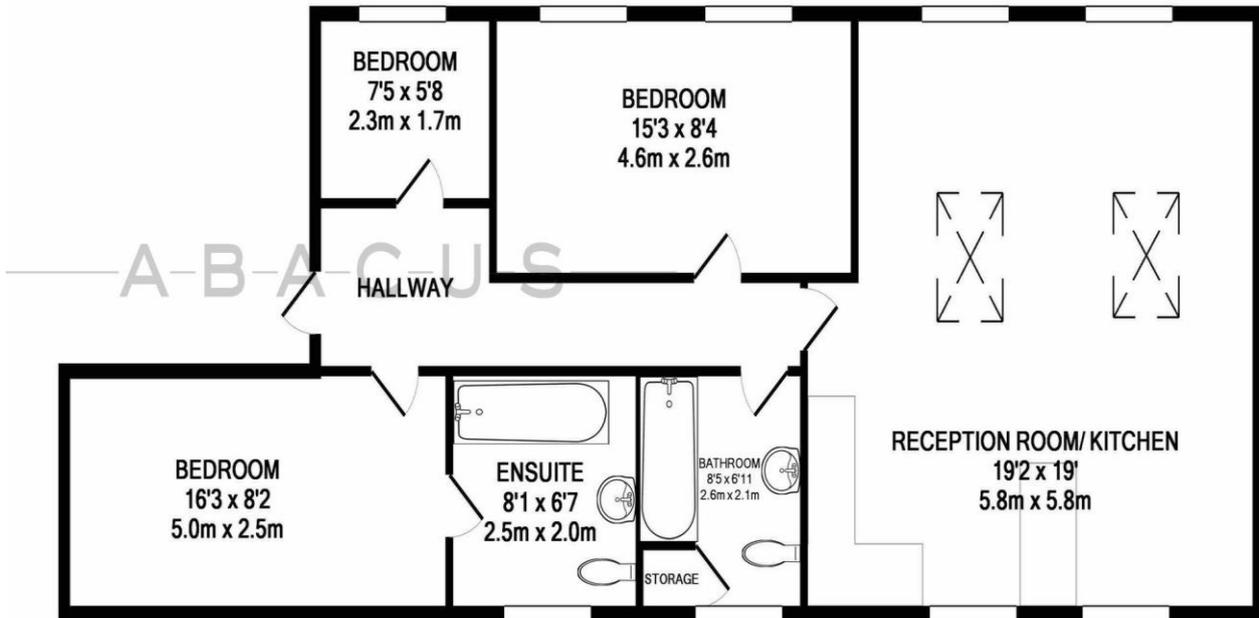
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| Energy Efficiency Rating | | Current | Potential |
|---|--|--------------------------|--------------------------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | <input type="checkbox"/> | <input type="checkbox"/> |
| (81-91)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





TOTAL APPROX. FLOOR AREA 926 SQ.FT. (86.0 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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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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