

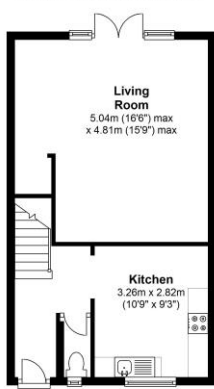


3 Bedroom Flat
Kimberley Road
London NW6

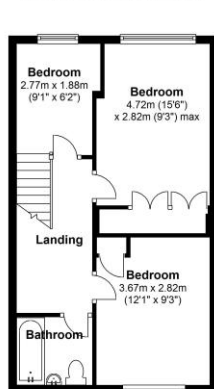
- Three Double Bedrooms
- Family Bathroom
- Spacious Reception Room
- Fully Fitted Kitchen

Price: £450 pw / £1,950 pcm

Ground Floor
Approx. 40.5 sq. metres (436.3 sq. feet)



First Floor
Approx. 41.7 sq. metres (449.2 sq. feet)



Total area: approx. 82.3 sq. metres (885.4 sq. feet)

Every attempt is made to ensure the accuracy of this plan but all measures are approximate and for illustrative purpose only. No responsibility can be taken for any errors.
Plan produced using PlanUp.



Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		EU Directive 2002/91/EC
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

We are delighted to offer this spacious three double bedroom ground and first floor maisonette (885 sq ft.) within this ex-local authority block located on Kimberley Road. The property has a separate fully fitted kitchen with lots of storage, American style Fridge/Freezer and Washing Machine. Wood floors to the reception room with double doors leading to the rear garden. Upstairs there are two spacious bedrooms and a smaller double bedroom. Family bathroom with shower and wc. The property has been refurbished with new carpets fitted in all bedrooms. Available 1st May. Athelstan Gardens is situated close to multiple bus routes and Kilburn Jubilee line station.

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.