

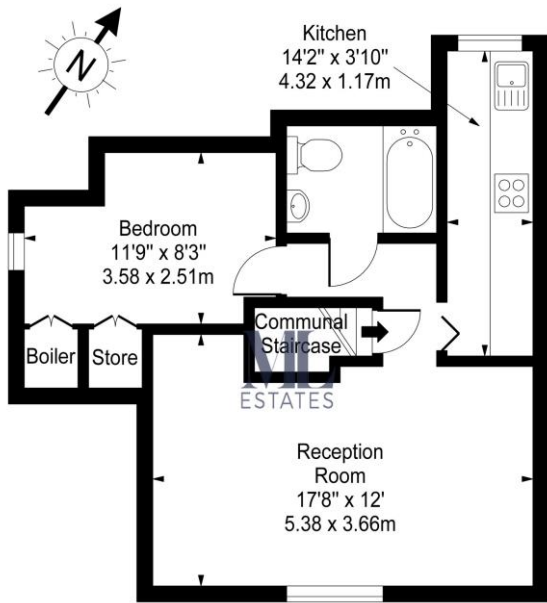
ML
ESTATES

1 Bedroom Flat
Brondesbury Road
London NW6

- One bedroom top floor apartment
- Close to amenities
- Bright and spacious
- Fitted wardrobes

Price: £284 pw / £1,230.67 pcm

Brondesbury Road, NW6 6AS



Second Floor

Approx Gross Internal Area **420 Sq Ft - 39.02 Sq M**
(Excluding Communal Staircase)

For Illustration Purposes Only - Not To Scale
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Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(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	72	79
(55-68) D		
(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

Bright and spacious top floor one double bedroom apartment (420 sq ft.) located within this Victorian conversion close to Kilburn High Rd. Bright reception room with separate fitted kitchen with all appliances, tiled bathroom and master bedroom with built-in wardrobes. Available NOW, part furnished. Brondesbury Road is within easy reach of two London Overground services and Kilburn Park Bakerloo line station as well as multiple bus routes.

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.