



## Kilburn High Road ,London NW6 5FH

### Asking Price £444,000

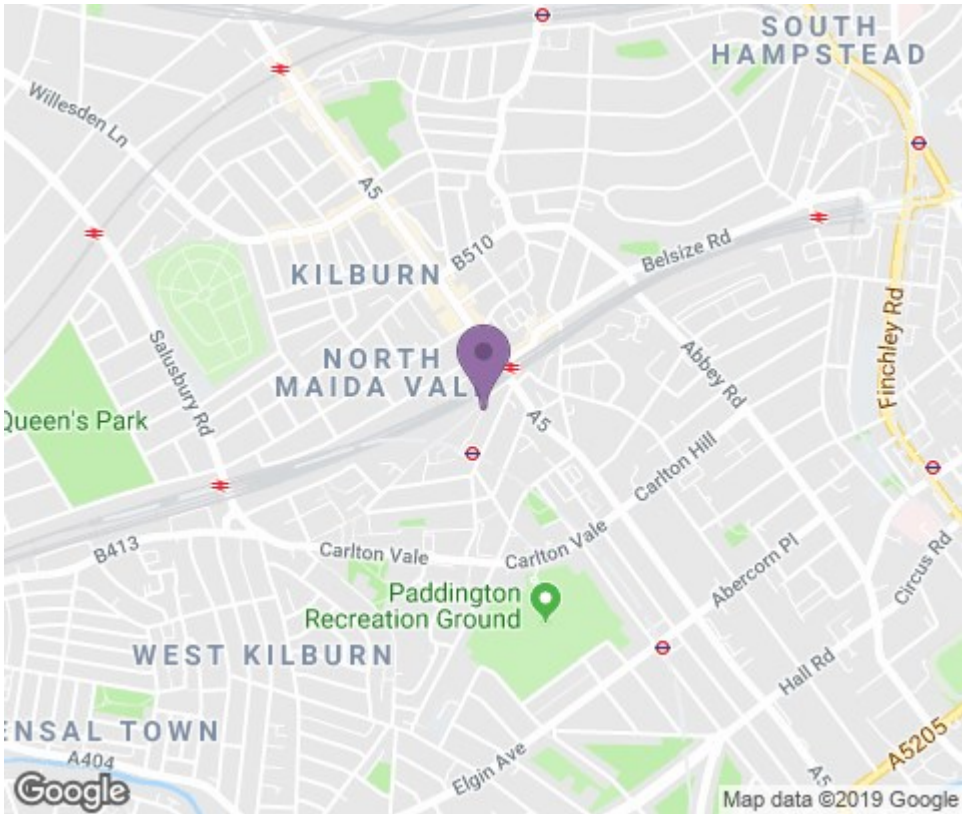
Located one mile from Regent's Park and two miles from Oxford Street. One, two and three bedroom apartments and four bedroom duplexes are involved. Beautiful interiors with oversized windows and balconies/gardens. Central Zone 2 location with Underground, Overground and future Crossrail all within easy reach. Residents will enjoy the benefit of a concierge, contemporary gym and wellness studio & landscaped gardens. Extensive regeneration area including South Kilburn, Paddington, Crossrail and Bakerloo line extension. The Underground and Overground are mere steps from the properties, giving direct access to some of London's best destinations, from leafy Regent's Park to village Marylebone and world-famous Oxford Circus. Paddington, Euston and Waterloo are reached within minutes linking you to the Elizabeth Line (Crossrail), Eurostar and the UK's rail network. With Heathrow airport and the Eurostar less than half an hour away, you can enjoy a quick getaway to destinations such as Paris, Brussels and Amsterdam. Underground car parking and cycle storage for residents is also available. Contact NorthWest 6 now to book a viewing. 02073282320.


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 