



## Birchington Road | London | NW6

£496 |

 2  1  1  C

**ADN**  
RESIDENTIAL



A well presented two bedroom apartment arranged over the first floor of a period property located in Kilburn. This well appointed property offers modern fixtures and fittings and comprises, generous reception room, separate kitchen, two double bedrooms and a family bathroom. Further benefits include good storage throughout. Birchington Road is ideally located 0.2m from Kilburn Park underground station.

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- 2 Bedrooms
  - Kitchen
  - First Floor
  - Reception Room
  - Bathroom
  - Permit Parking
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Council Tax Band: D  
EPC: C



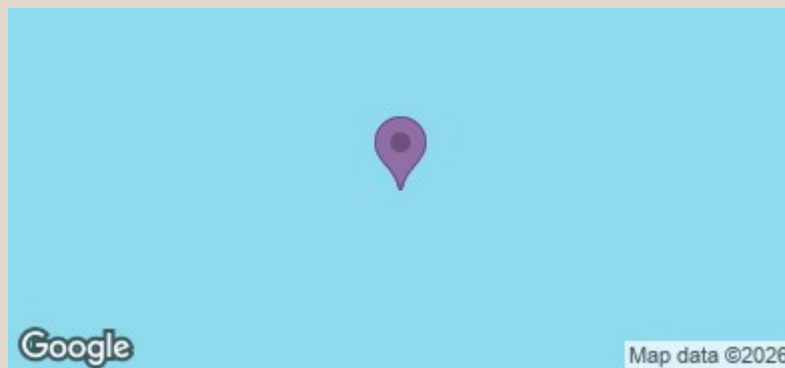






BIRCHINGTON ROAD NW6  
TOTAL APPROX. FLOOR AREA 581 SQ.FT. (54.0 SQ.M.)

Floorplans are for identification and guideline purposes only, not to scale. Compliant with RICS code of measuring practice. Floor plan supplied by Chik Chak Limited.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	78
(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	

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