



313 Kilburn High Road
Kilburn, NW6 7FA

A self-contained modern studio flat located in Luminaire Apartments. Gas and Water are included within the Rent.

The flat comprises open plan living space with fitted kitchen and separate shower room. Secure bike racks are available on the ground floor.

Well located for professionals working in the city with the Jubilee Line and Overground links less than 5 minutes walk away. The shops, restaurants and bars of Kilburn are also immediately accessible. West Hampstead's amenities are less than a 15 minute walk away.

Available immediately and offered furnished.

£290 Per Week



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
	78	78
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(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		
	85	85
England & Wales		
	EU Directive 2002/91/EC	