

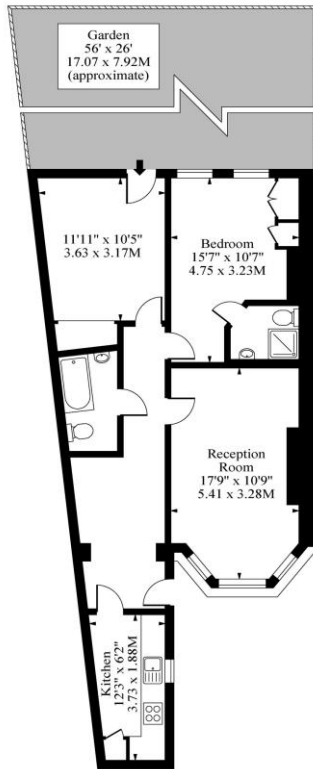


2  
Bedroom Apartment  
Mill Lane  
London NW6

- Principal Bedroom
- Family bathroom
- Private Rear Garden
- Fully fitted kitchen with all appliances

Offers above £625,000  
AST

Mill Lane, NW6



Lower Ground Floor

Approx Gross Internal Area 753 Sq Ft - 69.95 Sq M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy  
However all measurements are approximate.  
The floor plan is illustrative purposes only and is not to scale  
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Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Stunning two bedroom lower ground floor garden apartment (approx 753 sq. ft.) within this period conversion and with an abundance of natural light and double glazing throughout. Private entrance, hallway with lots of built in storage, fully tiled family bathroom with shower and contemporary fittings, master bedroom with fitted wardrobes and ensuite facilities, bright reception room with bay window, dining room with French doors leading out onto the private rear garden that offers space for outdoor entertaining, separate fitted kitchen with all appliances including dishwasher. This is an exceptional property located very close to Kilburn or West Hampstead Thameslink.

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.