



# FIELDHOUSE

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## 225a Kilburn High Road, London, NW6 7JG

UNFURNISHED SPACIOUS THREE-BEDROOM SPLIT LEVEL FLAT above Commercial premises. The property includes a modern fitted kitchen, a modern bathroom with shower over bath, three bedrooms, and a bright, spacious lounge. The property also benefits from laminate and tiled flooring throughout the living areas and gas central heating. Available end of February 2026!

Located on the popular Kilburn High Road close to Brondesbury Overground and Kilburn Tube Station. Available Immediately!

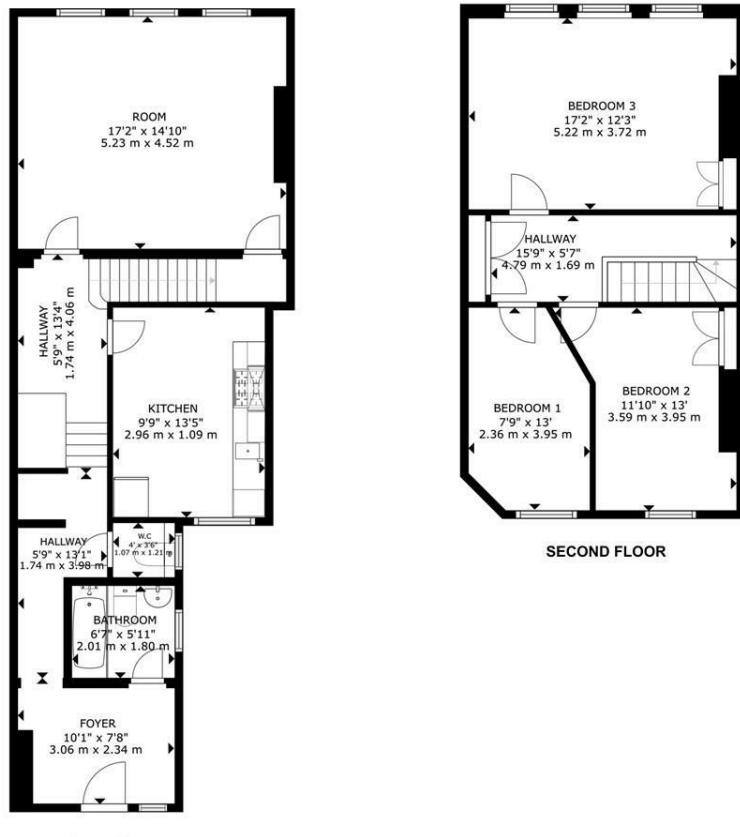
Minimum Length of Tenancy: 12 Months

Council Tax: Brent Council

Council Tax Band: D

- THREE BEDROOMS
- SPLIT LEVEL FLAT
- BRIGHT SPACIOUS LOUNGE
- FAMILY BATHROOM WITH SHOWER OVER BATH
- AVAILABLE END OF FEBRUARY 2026

**£2,700 PCM\***

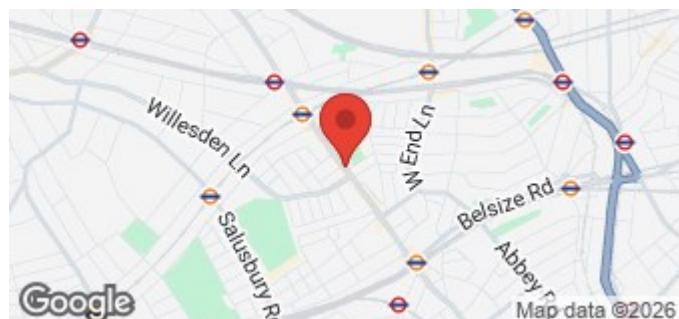


GROSS INTERNAL AREA  
 FIRST FLOOR: 712 sq. ft, 66.19 m<sup>2</sup>, SECOND FLOOR: 542 sq. ft, 50.37 m<sup>2</sup>  
 TOTAL: 1254 sq. ft, 116.56 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



## FIELDHOUSE RESIDENTIAL LIMITED

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