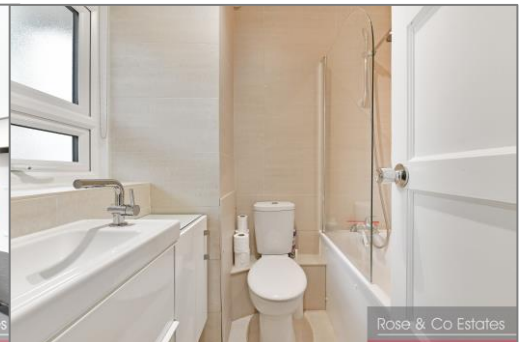


Holmesdale House, West End Lane, NW6



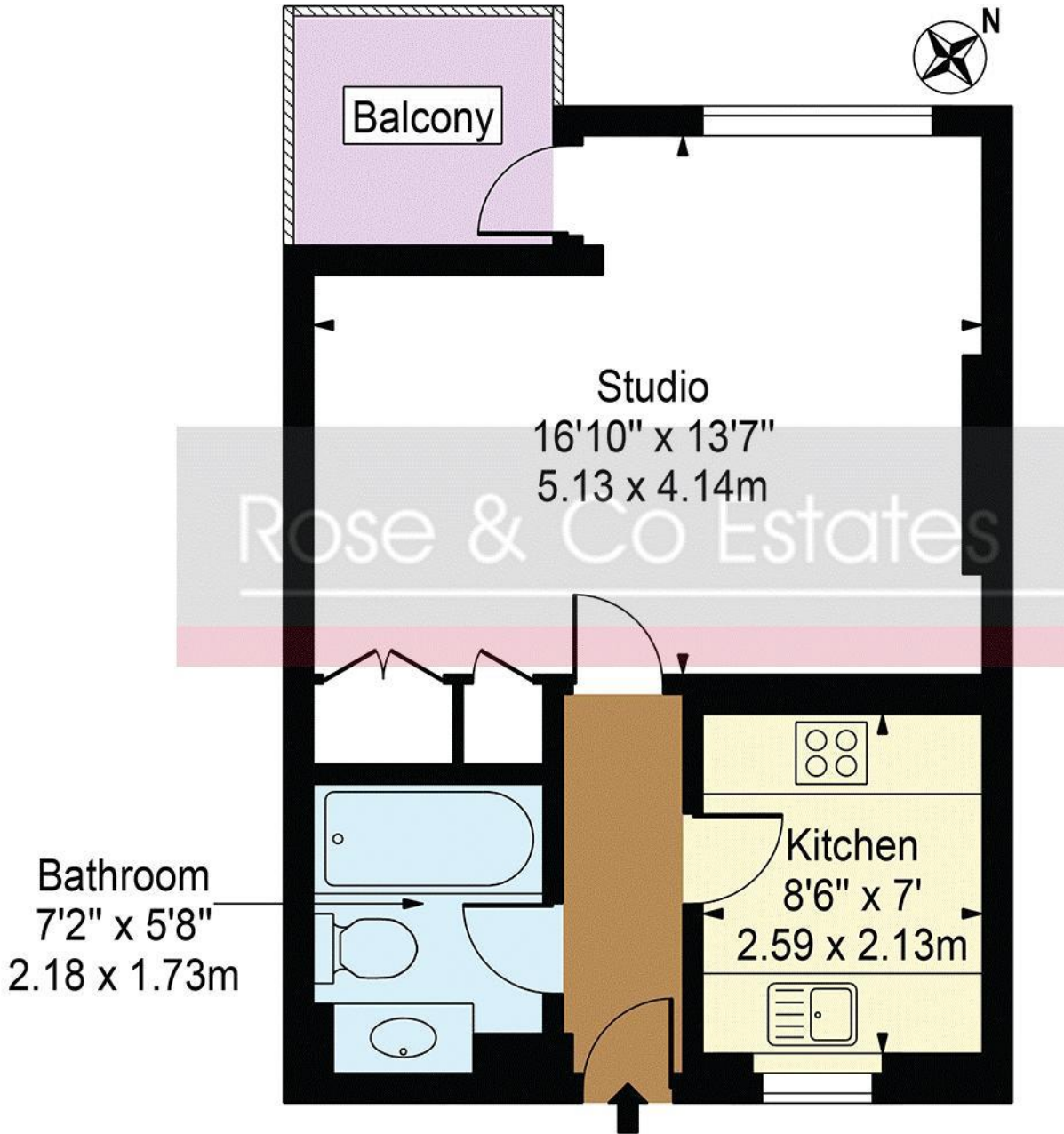
- Ground floor studio flat in this purpose built block on West End Lane
- Wood floors. Private balcony over rear gardens. Separate fitted kitchen
- Suitable for single occupant only. No pets allowed in the building
- Close to Kilburn Park (Bakerloo Line) & Kilburn overground station stations
- Available from 9th June. Furnished. EPC:D. Council tax B.
- Viewing via sole agent Rose & Co Estates 020 7372 8488



Weekly Rental £400 Monthly £1733.33

Holmesdale House

Approx. Gross Internal Area 365 Sq Ft - 33.91 Sq M



Raised Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy performance certificate (EPC)

Flat 2
Holmesdale House
Kilburn Vale
LONDON
NW6 4QU

Energy rating

D

Valid until: **9 July 2028**

Certificate number: **9308-8098-6263-4648-3920**

Property type

Ground-floor flat

Total floor area

32 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60