



Apartment

# BRONDESBURY PARK KILBURN NW6 7BS

PCM

## £3,400 PCM

FEATURES



# 4 Bedroom Apartment located in Kilburn

Maxwell Estates are delighted to present this exceptionally large newly refurbished 4 Bedroom flat in a quiet residential street in Brondesbury Park, Kilburn.

The property features 4 bedrooms, 3 bathrooms (of which there is 1 ensuite), a large living room and a spacious kitchen. The flat is conveniently located close to all local amenities and is a 4 minute walk to Brondesbury Park Station (Overground) and a 10 minute walk to Kilburn Station (Jubilee Line).

## Summary:

Rent Amount: £3,400.00 per month

Deposit / Bond: £3,923.07

Available Immediately!

Viewings are highly recommended!

For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

Holding deposits (a maximum of 1 week's rent);

Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);

Payments to change a tenancy agreement eg. Change of sharer (capped at £50 or, if higher, any reasonable costs);

Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs);

Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services "telephone, internet, cable/satellite television), TV licence; Council tax (payable to the billing authority);

Call us on

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## Council Tax Band

E

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

