



**VITA**  
*Properties*

Cavendish Road, Kilburn London NW6 | £825,000

- Impressive duplex apartment
- Three bedrooms, three bathrooms
- Wooden floors, high ceilings
- Open plan living space
- Chain free
- 5 minute walk to Jubilee Line and Overground services

"Vita Properties have been tremendously helpful throughout the process of securing/renting my flat. Informative about the property, prompt communication, easy to use dashboard for sharing of information, and pleasant to work with. Highly recommend!"

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Kate Brookfield x Vita Properties present this light and spacious three bedroom upper floor duplex apartment on Cavendish Road, NW6.

With an abundance of natural light throughout, this apartment spans an impressive 1234 sq ft (without restricted head height) over the first and second floor of a semi detached Stucco fronted period conversion, located conveniently for Kilburn and Queens Park amenities.

Sharing a main front door with one other apartment, the flat entrance is located on the raised ground level and the original wide sweeping staircase of the original house invites you to the first level.

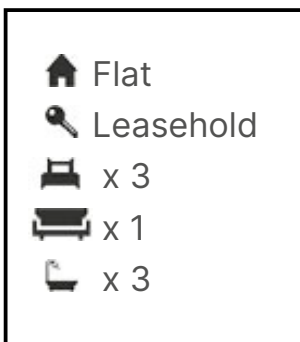
There you find a beautiful open plan living space, perfectly zoned for entertaining. The shaker style kitchen is well equipped and complete with breakfast bar and the living space benefits from a large bay window, high ceilings, alcove shelving and wooden floors.

The generous principal bedroom is set to the rear of the first floor, complete with a full bank of fitted storage and en suite shower room. On the second floor, two further large double bedrooms with storage and 2 en suite bathrooms.



Kate Brookfield

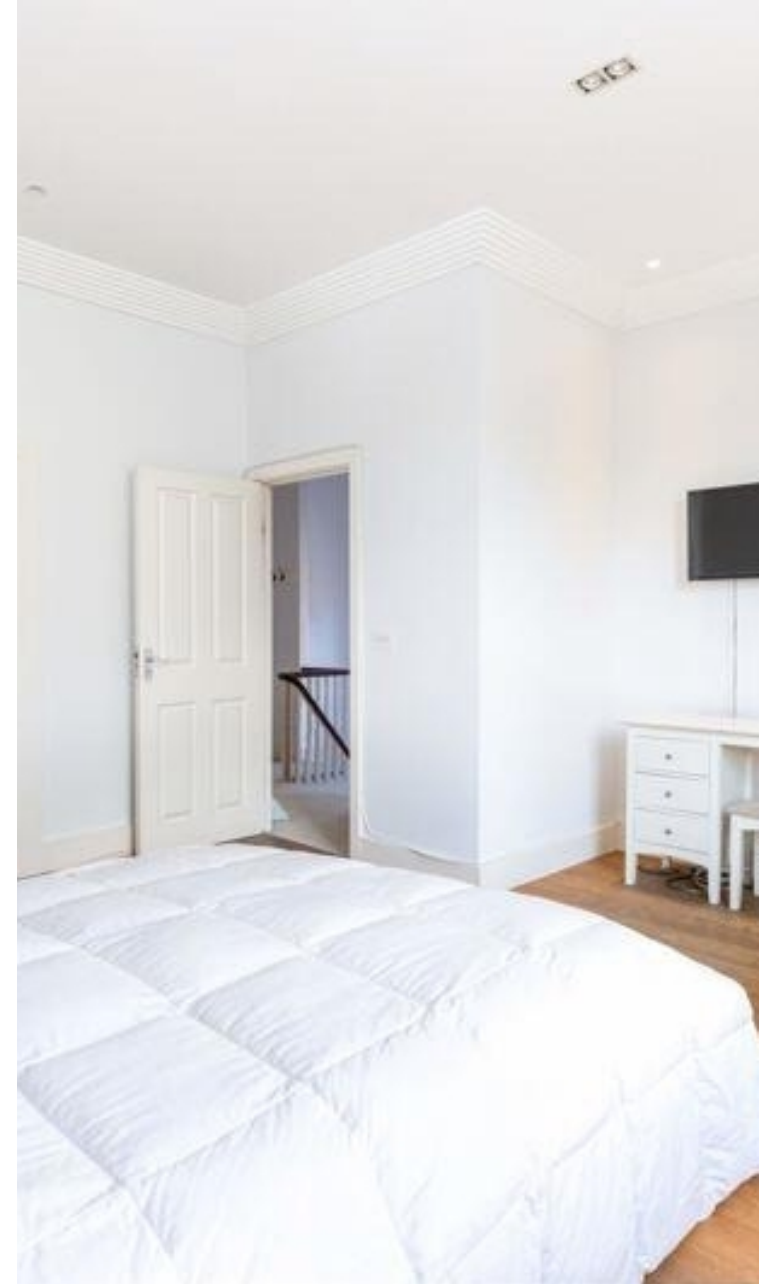
✉ Kate.brookfield@vitaproperties.uk  
☎ +4478 1365 5431





"I was very impressed with Vita and their network of buyers. When the sale of my flat fell through (twice) they worked extremely hard to find new buyers in a difficult market - thank you!"

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"Working with Vita properties has been a smooth experience! No complaints at all. Our letting agent, Diana has been fantastic and very helpful throughout the whole process. I would highly recommend both Vita properties and Diana."

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"I used Vita properties to find a flat recently and it was an overall professional, personalised and positive experience. Saira went the extra mile to accommodate to our needs and quick to help us whenever possible."

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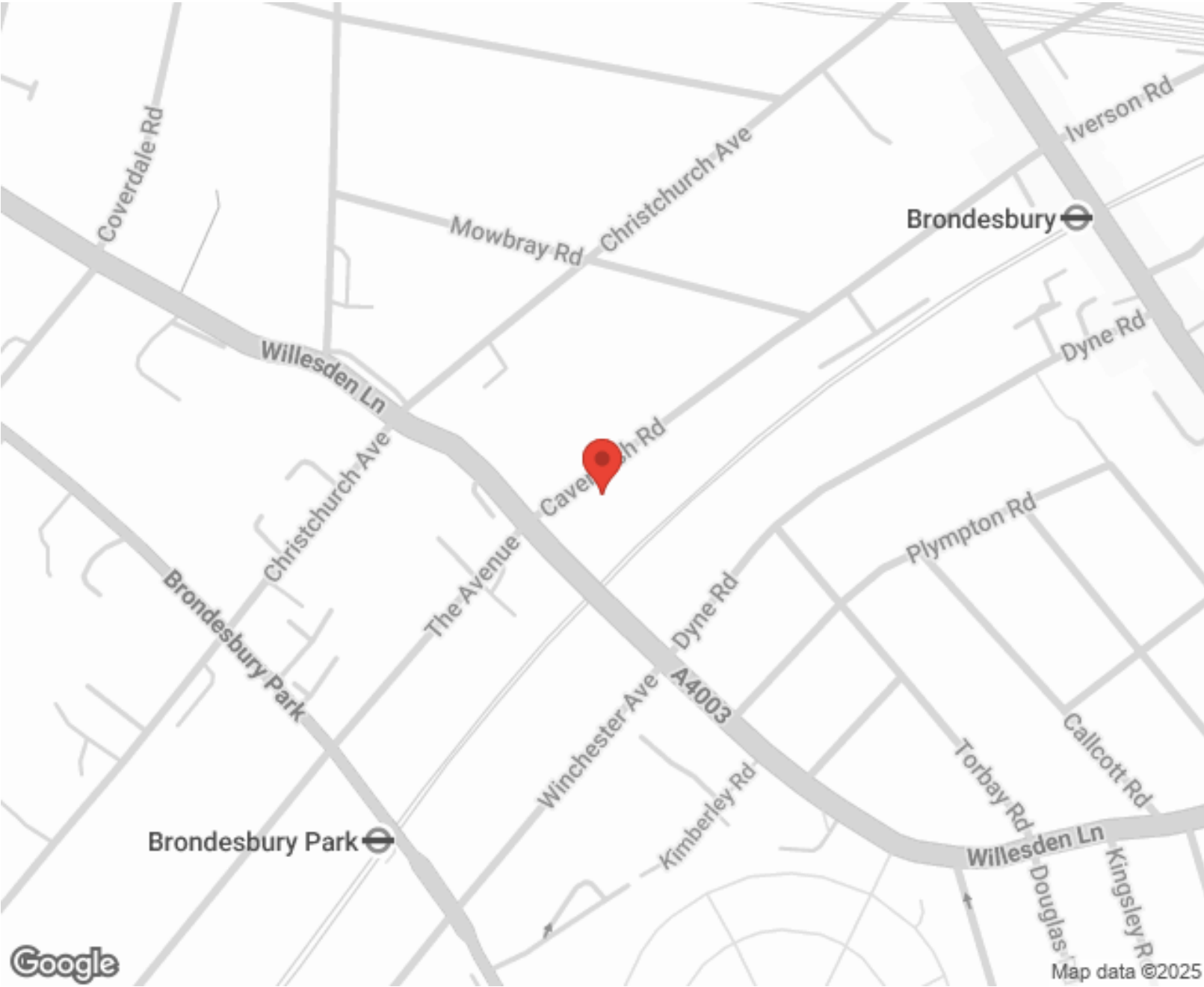


**MORE INFO, PICTURES,  
CONTACT ON  
OUR WEBSITE**





"Vita Properties is a very professional agency. My experience with them was incredible and the entire team was very helpful and kind throughout the renting process. I'd highly recommend!"



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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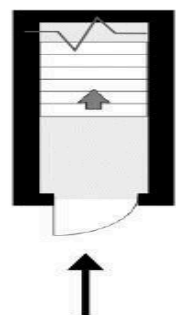
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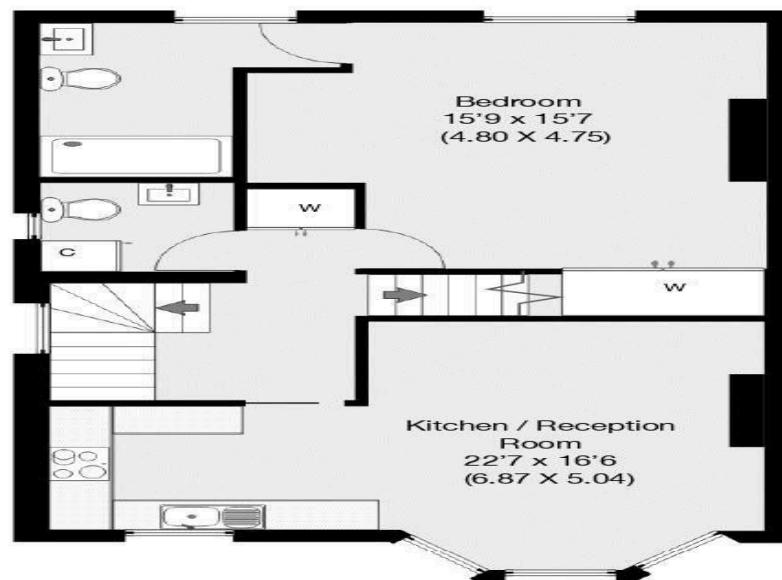
**Cavendish Road, Kilburn, London, NW6**

**Approximate Gross Internal Area With Restriction Height 122.3 sqm / 1317 sqft**

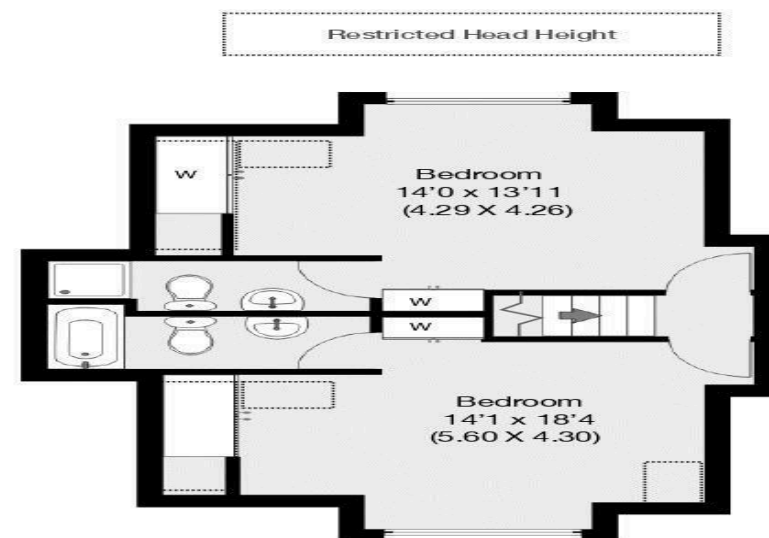
**Approximate Gross Internal Area Without Restriction Height 114.6 sqm / 1234 sqft**



**Ground Floor**



**1st Floor**



**2nd Floor**

THIS FLOOR PLAN IS PRODUCED FOR PARKHEATH SUBMITTED BY **ARCHIMEDIA** web: [www.archi-media.co.uk](http://www.archi-media.co.uk)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such by any prospective buyer or lease. Specifically no guarantee is given on the gross internal floor area of the property if quoted on this plan and any figures given is initial guidance only and should be treated as such.