



## 14 - 18 Springfield Lane, London NW6

£1,400

We are pleased to present this exceptionally bright and spacious one-bedroom apartment, ideally located on the third floor of a well-maintained building with lift access, situated on a quiet residential street.

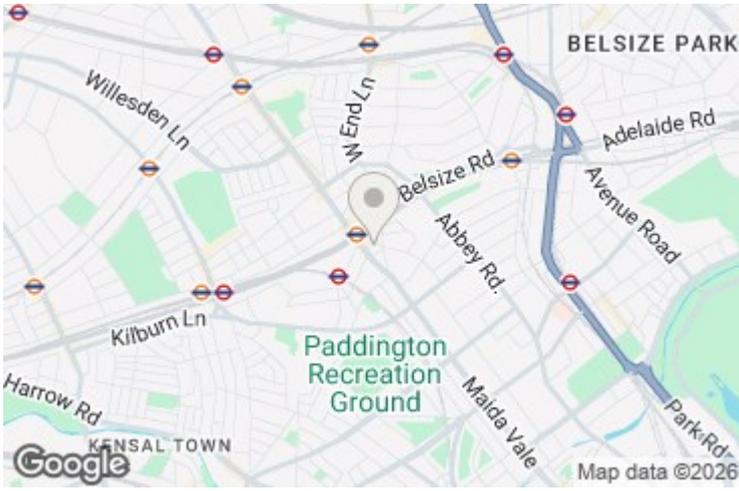
The apartment offers a generously proportioned living area with large windows that flood the space with natural light, a well-sized double bedroom, a modern, well-appointed bathroom, and a separate fully fitted kitchen. Additional benefits include wood flooring throughout, ample built-in storage, and an abundance of natural light in every room.

Conveniently positioned for excellent transport links, the property is just a 1-minute walk from Kilburn High Road (Overground) station and only a 5-minute walk from Kilburn Park (Bakerloo Line), providing easy access across London.

Early viewing is highly recommended. \*\*GUARDIAN TENANCY\*\*

Available: Mid October 2025  
Offered Unfurnished | Council Tax: Camden Band: B

# 14 - 18 Springfield Lane, London NW6



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			
<b>England &amp; Wales</b>	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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Est. 1995

Registered Name: Compton Reeback Limited Registration Number: 6880098  
Registered Office: 75 Castellain Road, Maida Vale, London W9 1EU

Directors: Brian Compton & Julian Reeback

IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and not constitute part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.4cm (centimeters), 1m (one meter) = 3.29'(feet)

## MAIDA VALE

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