



KILBURN PARK ROAD, NW6 £800,000 SOLE AGENT Subject to contract

Winkworth have the pleasure of offering this beautiful, well-proportioned two double bedroom (plus a study) first floor apartment (with a lift) forming part of this attractive modern purpose built block, with communal gardens and secure underground parking. The apartment has a triple aspect, is flooded with natural light and is being offered in excellent condition, with a large open-plan kitchen family area, with floor to ceiling doors opening out onto a large balcony overlooking the communal gardens. Kilburn Park Road is situated in the heart of this fashionable area close to all the local amenities offered by both Queens Park and Maida Vale, 0.6 miles from Queens Park underground (Bakerloo line) and 0.5 miles from Maida Vale underground (Bakerloo line).

Principal Bedroom With En Suite Shower Room | Second Double Bedroom | Family Bathroom | Office/Study | Open Plan Kitchen/Dining/Reception Room | Two Balconies | Secure Underground Parking | Communal Gardens | Passenger Lift | Leasehold

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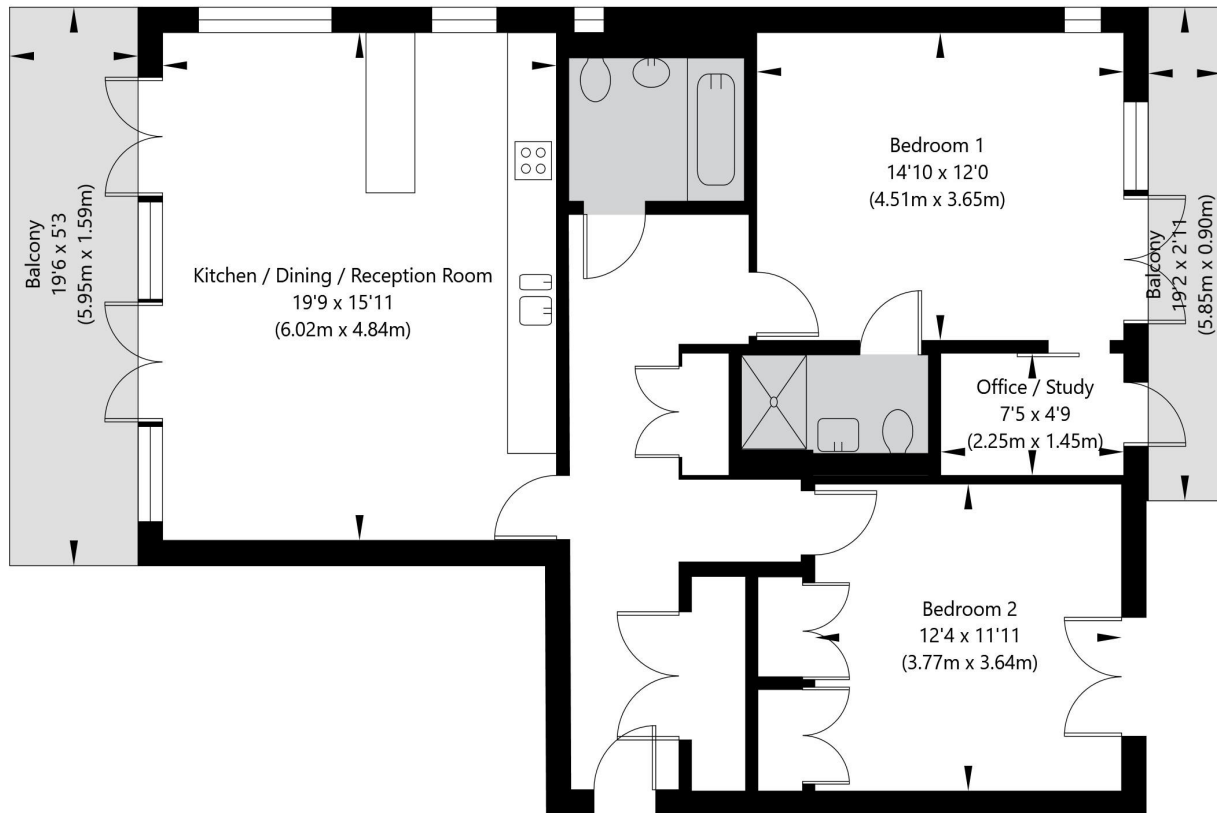


incorporating
Vickers

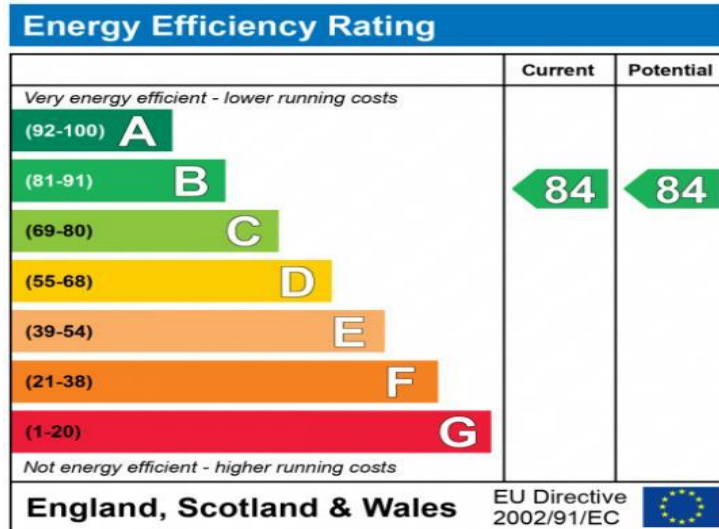


Kilburn Park Road, London, NW6 5FQ

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 91.18 SQ M / 982 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 91.18 SQ M / 982 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Tenure: Leasehold

Term: 250 years from 03/12/2013 **NOTES:**

Service Charge: £4,225.08 per annum

Current Ground Rent: £350.00 Annually
(Subject to increase)

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

NB: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Winkworth in the particulars or by word of mouth or in writing "information" as being factually accurate about the property, its condition or its value. Neither Winkworth nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). These particulars are prepared on the basis of the information supplied by our client and are a rough guide for information only. The photographs show only certain parts of the property. We are not able to check all of the information and therefore are unable to guarantee accuracy. All interested parties are therefore advised to undertake all necessary inspections and checks that they deem appropriate. Where displayed, the square footage is taken from the floor plans, which are created by an independent supplier. These measurements are approximate and included for illustrative purposes only. The measurements may vary. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Amenities and appliances have not been tested.

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winkworth.co.uk/maida-vale



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