



**KILBURN PARK ROAD, NW6 £550,000 SOLE AGENT** Subject to contract

A wonderful opportunity to purchase a spacious, well-proportioned, refurbished, one bedroom garden flat in excellent condition, forming part of an attractive converted terraced house, located in the heart of this fashionable area. The apartment has direct access to a large South East-facing garden, a private entrance and is ready for immediate occupation. The accommodation consists of a large principal bedroom with fitted wardrobes, a reception room leading into a fully fitted kitchen with a door opening onto a patio area with steps leading up to a mature private garden. Kilburn Park Road is situated within the heart of this fashionable area close to all the local amenities offered by both Maida Vale and Queens Park, 0.6 miles from Queens Park underground (Bakerloo line) and 0.5 miles from Maida Vale underground (Bakerloo line). The house has also just undergone a full exterior refurbishment.

Double Bedroom | Bathroom | Reception Room | Kitchen | Private Rear Garden | Share Of Freehold

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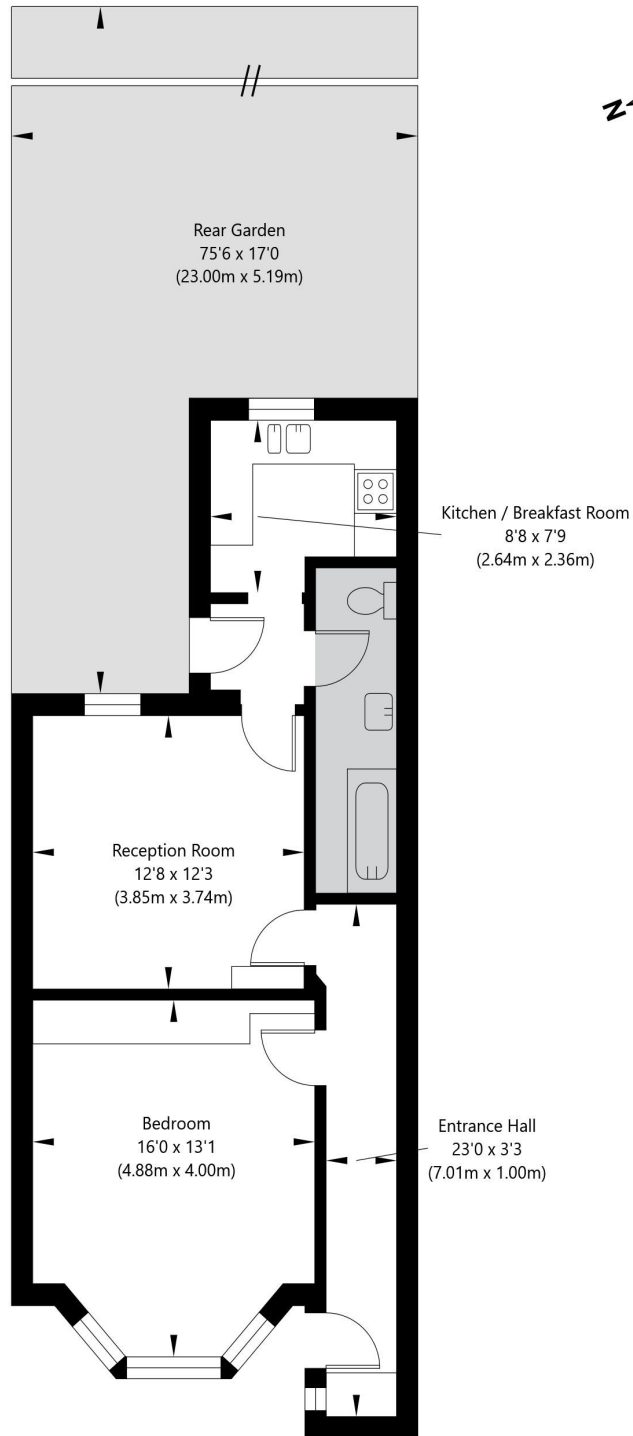
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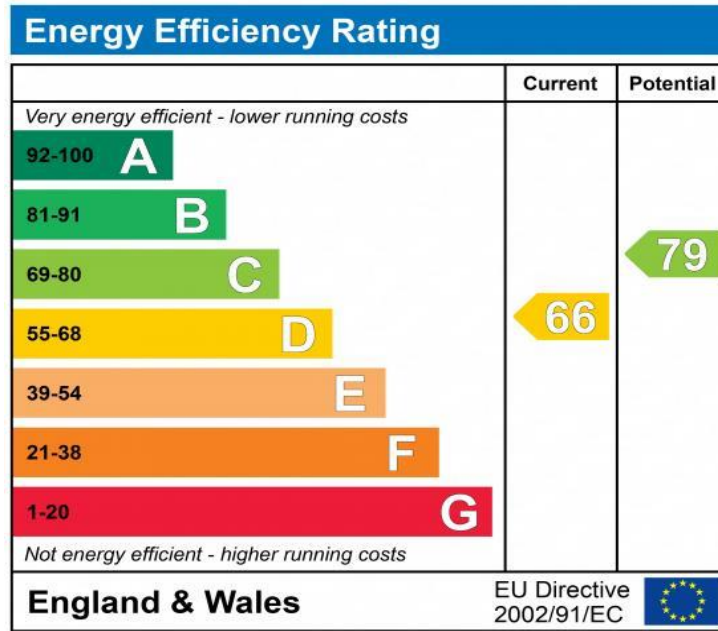


Kilburn Park Rd, London NW6 5LA

Lower Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 54.81 SQ M / 590 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 54.81 SQ M / 590 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.



**Tenure:** Share of Freehold

**Term:** 155 years from 25/12/1983      **NOTES:**

**Service Charge:** Building Insurance = £1,667.25 per annum

**Current Ground Rent:** A Peppercorn / No Ground Rent Applicable

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.

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