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Flat 13, 38, Kyle House Priory Park Road, London, NW6 7GZ
Offers in excess of £325,000

Nestled in the desirable area of Priory Park Road, London, this charming purpose-built flat offers a perfect blend of modern living and convenience. Constructed in 2008, the property boasts a contemporary design that is both stylish and functional.

Upon entering, you are welcomed into a well-proportioned reception room, a kitchen, a bedroom and a bathroom.

Kyle House is located on Priory Park Road which is a tree-lined street close to the shops, cafes, and amenities on Salusbury Road, the High Road, with West Hampstead and the green open spaces of Queen's Park close by. Transport links include Queen's Park (Barkerloo & Overground), Kilburn (Jubilee), and Kilburn High Road (Overground).

Call us today to book a viewing.

Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

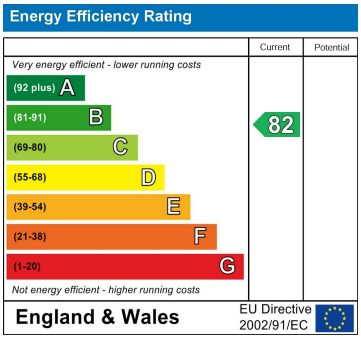
Section 21

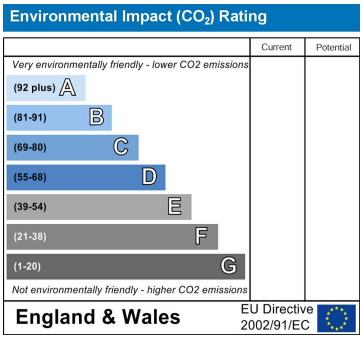
Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Goodmove Group.

Leasehold Information

years remaining on the lease 108 years
Ground rent: £275 per annum
Maintenance charge: £1700 per year

This information is provided by the vendor and should be verified during the conveyancing process.





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