

# Wenlock & Taylor



Kilburn Gate, Kilburn Priory, Maida Vale Borders,  
London, NW6 5ND  
Price £425,000



**REFURBISHMENT OPPORTUNITY.** Situated opposite the Marriott Hotel and near to both Kilburn Park (Bakerloo Line) station and the shops, bars, restaurants in Kilburn, Abbey Road & Maida Vale, this 788 sq.ft (73 sq.m) approx Third Floor Flat within a Local Authority block comprises 3 bedrooms, reception, kitchen, bathroom, separate wc, outside space/balcony and a communal front garden area. The flat is equipped with double glazed windows, central heating, but requires upgrading/refurbishment. The tenure is Leasehold (91 years unexpired) and the flat is offered chain free. Estimated service charge for April 2022 - March 2023 is £1739.62. Council Tax 'Band C' (London Borough of Camden £1592.83 (2022/23).



#### COMMUNAL ENTRANCE

#### STAIRS/LIFT TO 3rd FLOOR

#### FLAT ENTRANCE HALL

with built in cupboard, radiator, built in cupboard with water tank.

#### RECEPTION

14'4 x 12'3 (4.37m x 3.73m)

with picture rail, tiled fireplace, radiators, double glazed windows and door to outside space/balcony.

#### BEDROOM 1

12'0 x 10'0 (3.66m x 3.05m)

with double glazed windows, radiator.

#### BEDROOM 2

13'4 x 9'8 (4.06m x 2.95m)

with recessed wardrobe, double glazed windows, radiator.

#### BEDROOM 3

11'0 x 6'7 (3.35m x 2.01m)

with recessed wardrobe, double glazed windows, radiator.

#### KITCHEN

9'6 x 8'0 (2.90m x 2.44m)

with stainless steel sink, tiled splashback, high level cupboards, radiator, central heating boiler, double glazed window.

#### BATHROOM

with bath and wash hand basin, part tiled walls, radiator, double glazed window.

#### SEPARATE WC

with wc, double glazed window.

#### OUTSIDE SPACE/BALCONY

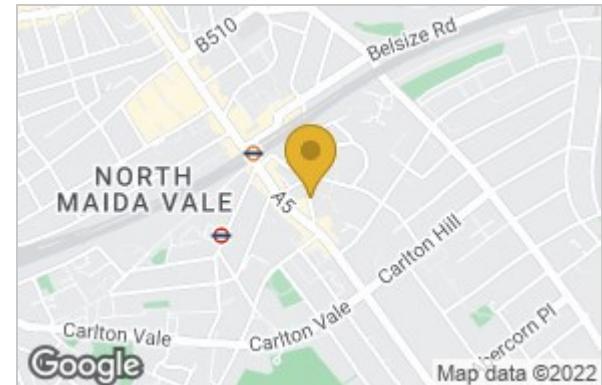
5'0 x 4'0 (1.52m x 1.22m)

access from reception and overlooking communal garden area.

#### TENURE

The tenure is Leasehold for a term of 125 years from 28th July 1988 (therefore 91 years unexpired). Ground rent is £10 per annum and latest estimated service charge for 2022/23 is £1739.62.

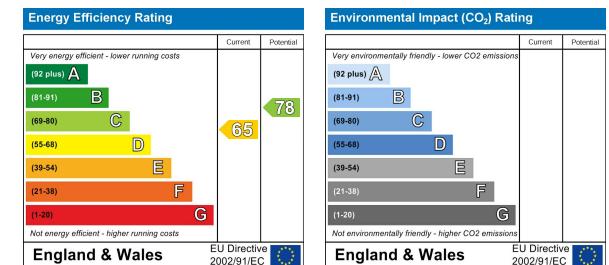
#### Area Map



#### Floor Plan



#### Energy Efficiency Graph



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