

Wenlock & Taylor



Kilburn Gate, Kilburn Priory, Maida Vale Borders,

London, NW6 5ND

Price £425,000



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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.

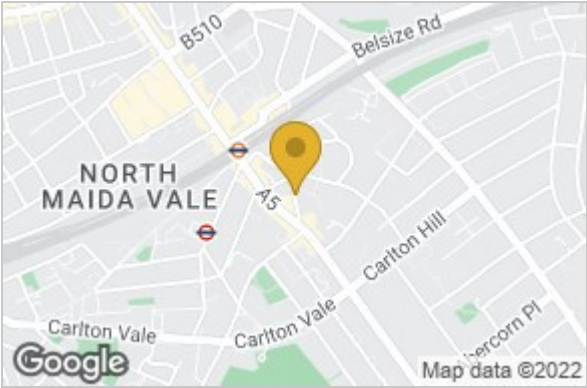


BEDROOM 2
13'4 x 9'8 (4.06m x 2.95m)
with recessed wardrobe, double glazed windows, radiator.
BEDROOM 3
11'0 x 6'7 (3.35m x 2.01m)
with recessed wardrobe, double glazed windows, radiator.

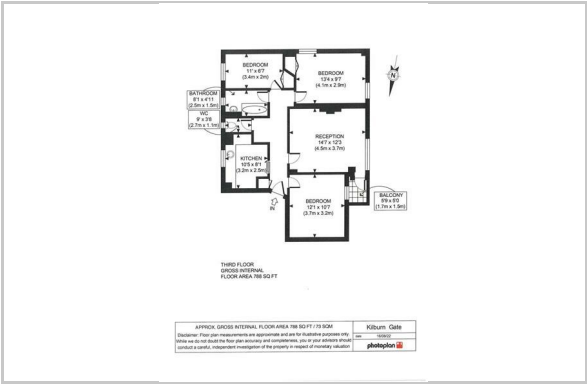
KITCHEN
9'6 x 8'0 (2.90m x 2.44m)
with stainless steel sink, tiled splashback, high level cupboards, radiator, central heating boiler, double glazed window.
BATHROOM
with bath and wash hand basin, part tiled walls, radiator, double glazed window.
SEPARATE WC
with wc, double glazed window.
OUTSIDE SPACE/BALCONY
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.

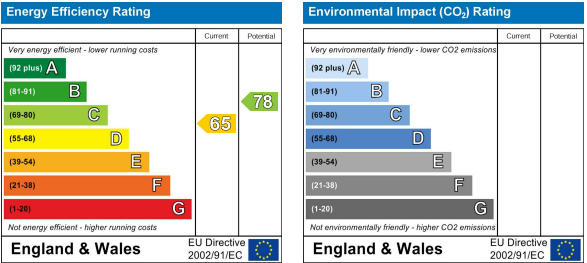
Area Map



Floor Plan



Energy Efficiency Graph



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