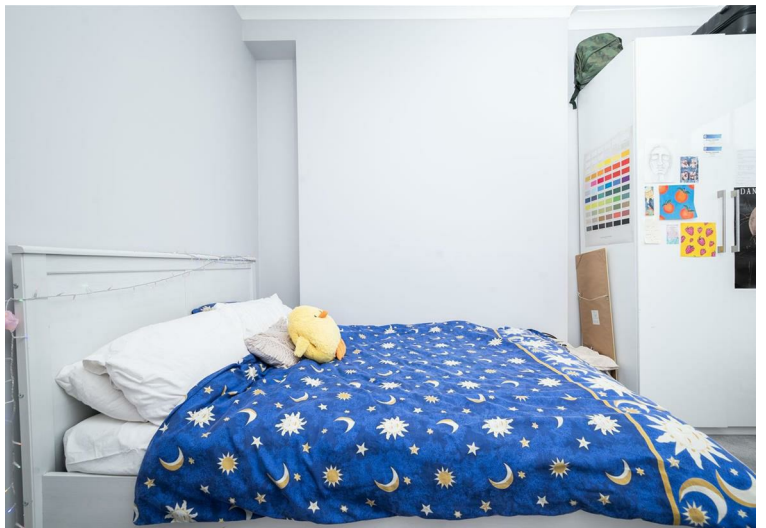
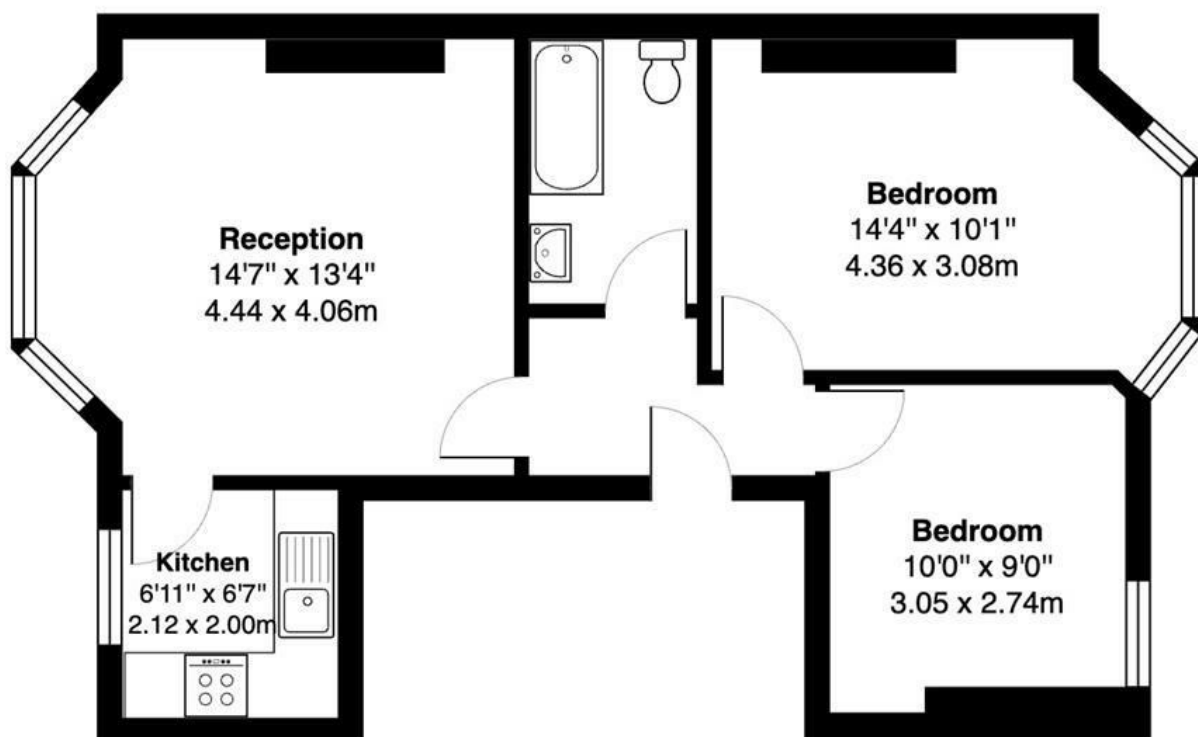




## Priory Park Road, Kilburn, NW6 £495,000 Subject to contract

A beautifully presented apartment situated within this period conversion close to the shops, bars, restaurants and transport links on both Kilburn High Road and Salusbury Road. The accommodation comprises a bright and spacious reception room boasting good natural light, separate kitchen, two double bedrooms, fully fitted bathroom and ample storage. Priory Park Road is a quiet residential road, well located for transport links with the Bakerloo line at Queen's Park (0.6 miles away) or the London Overground at Brondesbury Park station (0.7 miles away). Both Salusbury Road and Kilburn High Road offer an excellent choice of cafes, restaurants and shops.





**2nd**

**Priory Park Road, NW6**

**Total Gross Area: 549 ft<sup>2</sup> ... 51.0 m<sup>2</sup>**

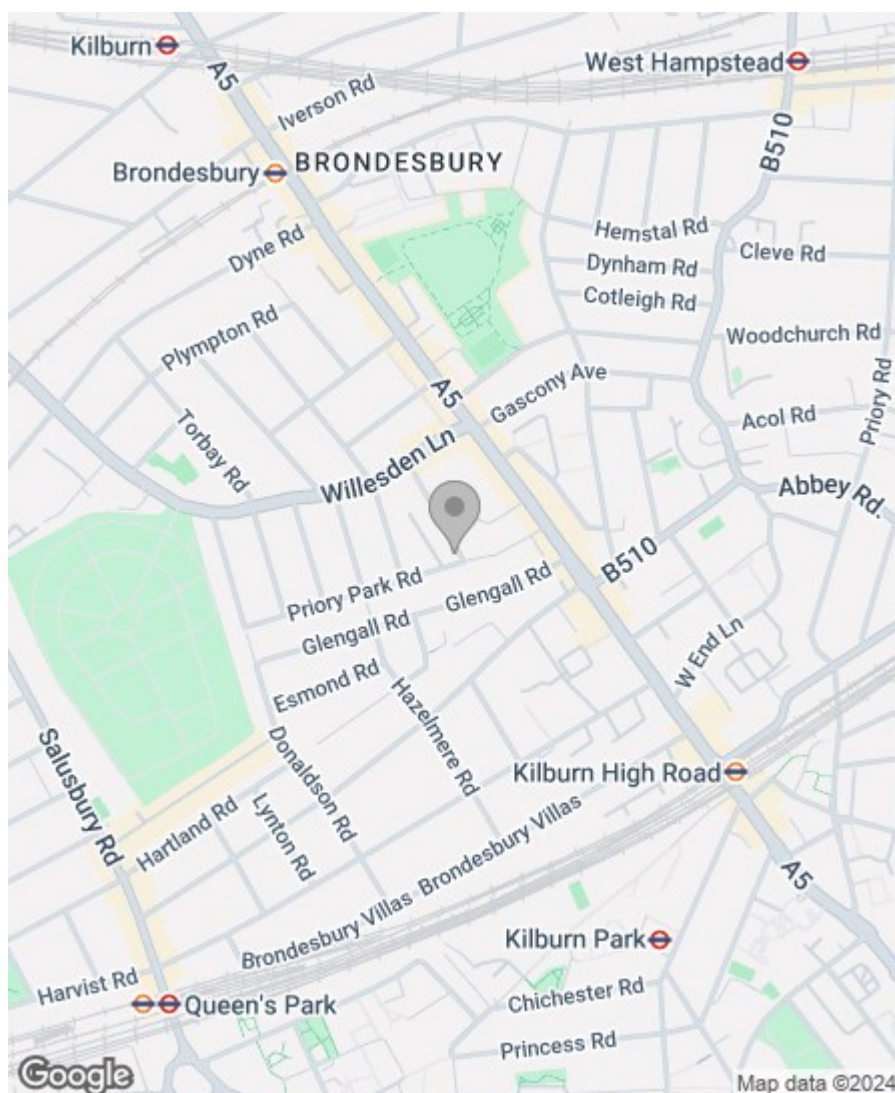
All measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice

## Property Overview

Location	Kilburn, NW6
Price	Asking Price £495,000
Bedrooms	2
Bathrooms	1
Receptions	1
Tenure	Share of Freehold
Council	Brent
Tax Band	C
Current Ground Rent	-
Service Charge	£1200 per annum
Term	Underlying Lease 125 years from 24.06.89

## Key Features

- 2 Bedrooms
- Bright and Spacious
- Period Conversion
- Great Location
- Sash Windows
- Close to Transport Links



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>67</b>	<b>80</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Greenstones Estates Ltd  
Registered in England & Wales  
Registered Office:  
5 West Court, Enterprise Road,  
Maidstone, Kent ME15 6JD

Company Registered number  
03513585

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We are members of



**IMPORTANT NOTICE:** All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

