



Kilburn High Road, Kilburn, NW6 4JD

Asking Price £1,000,000

Subject to Contract

- Three apartments on long lease
- Modern fitted kitchen & bathrooms
- Timber style floors
- Gas central heating
- Double glazed windows
- Sizeable spaces

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



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Investment opportunity...unique investment opportunity to acquire this virtual freehold property consisting of three well-proportioned apartments with access approached via Kingsgate Place via entry-phone access. The property comprises of 1 x 2 bed & 2 x 1 bed's, arranged over three floors above commercial premises.

Located on Kilburn high road a short stroll from an array of transport links, with exceptionally easy access into central London with its numerous buses, under/overground stations.

Flat 1 (1st floor 2 bed) 762sq ft/ 70.8m²

Entrance: Hardwood door
 Reception: 12'1" x 14'7" Front aspect window
 Bedroom 1: 9'5" x 12'5" Rear aspect window
 Bedroom 2: 9'6" x 21'6" Rear aspect window
 Kitchen: 10'1" x 6' Front aspect window
 Bath: Panel bath, washbasin & WC

Flat 2 (1st Floor 1 bed) 567sq ft/ 52.7m²

Entrance: Hardwood door
 Reception: 12'1" x 14'7" Rear aspect window
 Bedroom: 13'3" x 12'5" Front aspect window
 Kitchen: 10'1" x 6' Front aspect window
 Bath: Panel bath, washbasin & WC

Flat 3 (Top floor 1 bed) 602sq ft/ 55.9m²

Entrance: Hardwood door
 Reception: 12'2" x 14'2" Front aspect window
 Bedroom: 13'6" x 14'2" Rear aspect window
 Kitchen: 10'1" x 6' Front aspect window
 Bath: Panel bath, washbasin & WC



Tenure Leasehold

Price Asking Price £1,000,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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