



Viewings by appointment  
0207 483 2611

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## 29 Shoot Up Hill, NW2 3TY

£400,000\*fees apply



Set within the well-maintained Wiltern Court development, this bright second-floor apartment offers around 648 sq ft of well-arranged living space and excellent natural light. The home features a spacious reception room ideal for relaxing or entertaining, a separate kitchen overlooking the gardens, two double bedrooms, and a family bathroom. Residents benefit from lift access, beautifully kept communal gardens, and a private garage.

Offered chain-free and presenting an attractive modernisation opportunity, this apartment combines classic 1930s character with great future potential. Ideally positioned moments from Kilburn High Road, West End Lane, and Queen's Park, the property enjoys easy access to Kilburn (Jubilee Line) and Brondesbury (Overground) stations, connecting swiftly to the West End and the City.

### Key Features:

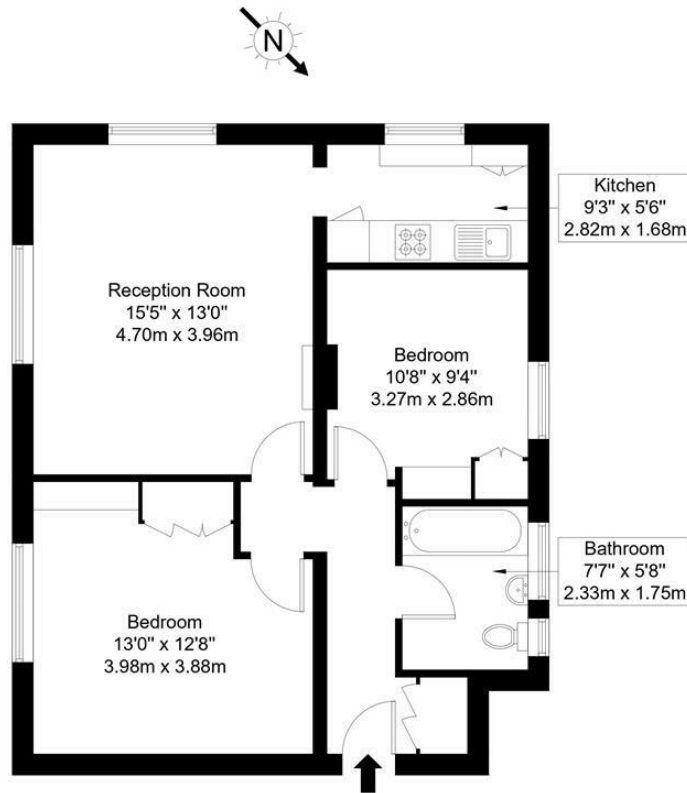
- Chain Free
- Lift Access
- Garage Included
- Access to Communal Gardens
- Walking Distance to Amenities & Stations
- Modernisation Opportunity
- Lease has 79 years and 10 months remaining



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Approx Gross Internal Area = 60.2 sq m / 648 sq ft



Second Floor

Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC			<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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7-8 Regency Parade  
London, NW3 5EG

lettings@abbeyproperties.co.uk

www.abbeyproperties.co.uk

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\*All Fees stated are inclusive of VAT  
(calculated at 20%)

Referencing Fee: £29.50 per applicant

Inventory/check-in fee: From £120 to £260 (dependent on the size of the property).

Administration fees: £107 per property

### Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars as a general guide to give a broad description of the property. They are not intended to constitute or form part of a contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All measurements, photographs, virtual tours, floor plans and distances mentioned are given as a guide and should not be relied on. Details of lease, service charge and ground rent are given as a guide and should be confirmed by your solicitor prior to exchange of contracts. The copyright of these property particulars remain exclusive property of Abbey Properties.