



Minster Road, NW2

£650,000 *Leasehold*



A bright and well-presented two-bedroom first floor flat set on the sought-after Minster Road, NW2. Offering spacious accommodation throughout, the property features a generous reception room with semi open-plan kitchen, two well-proportioned bedrooms and one modern bathroom, along with direct access to a private rear garden (separate entrance). Ideally located for local amenities, parks and excellent transport links.

Conveniently positioned within easy reach of Kilburn (Jubilee Line), Brondesbury Overground and West Hampstead stations (Jubilee, Thameslink & Overground), offering excellent connectivity into Central London, the City and Canary Wharf. A wide range of cafés, restaurants, shops and amenities are also close by.



Winkworth West Hampstead

020 7483 7602 | westhampstead@winkworth.co.uk

Winkworth

for every step...



KEY FEATURES

- Two Double Bedrooms
- Garden
- Semi Open-Plan Kitchen / Reception Room
- Modern Bathroom
- Private Rear Garden
- Garden Shed



MATERIAL INFO

Tenure: Leasehold

Lease Expiry Date: 27/11/2125

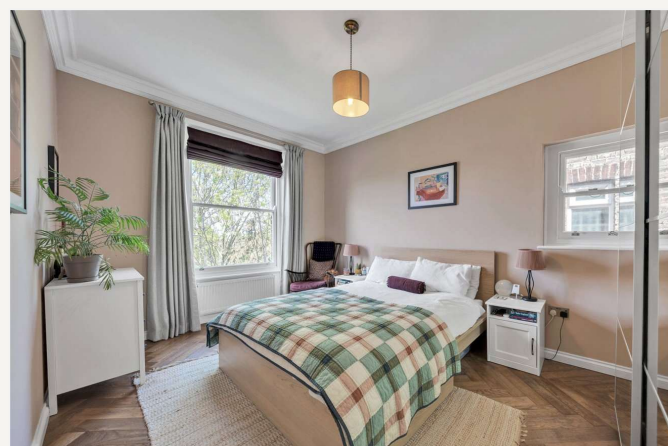
Service Charge: £1,040.58 per annum

Maintenance, Fire Protection

Ground Rent: £10 Annually (subject to increase)

Council Tax Band: D

EPC rating: C





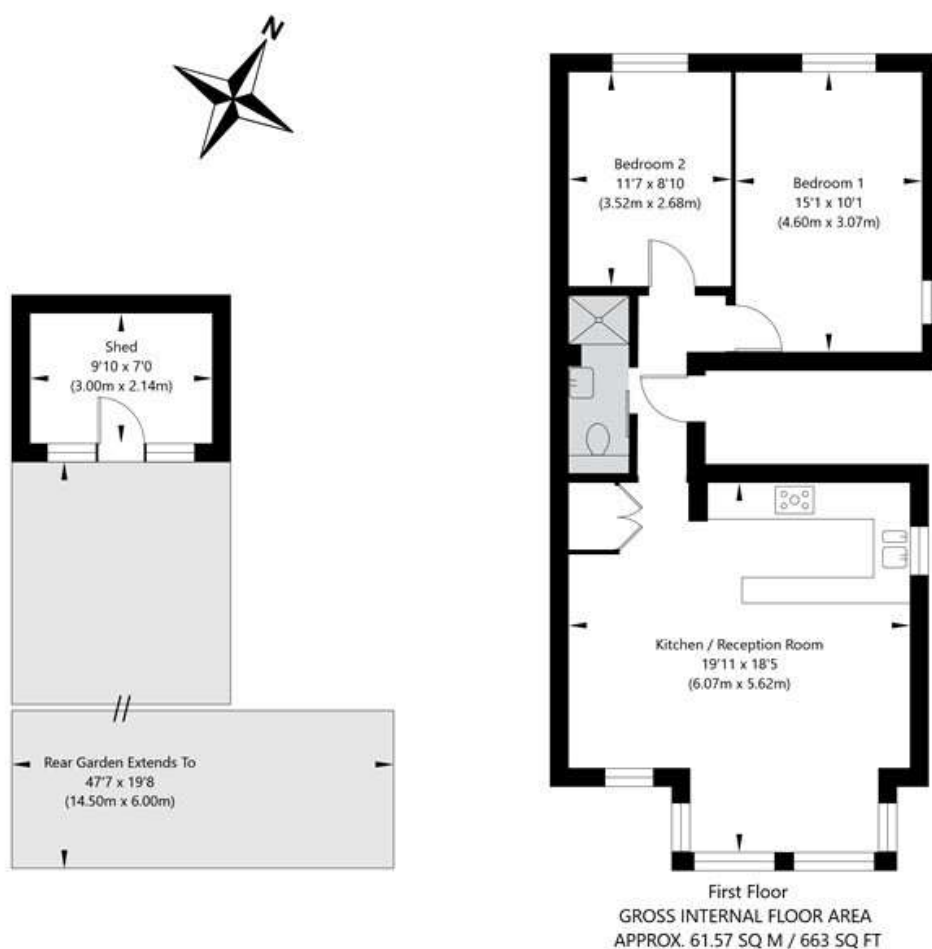
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/WHP260048>

Minster Road, London, NW2 3RB



APPROXIMATE GROSS INTERNAL FLOOR AREA 67.99 SQ M / 732 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

(c) AMBERSHORE PIX LIMITED / PHOTO - VIDEO - FLOOR PLANS / 0800 999 1577 / WWW.AMBERSHOREPIX.CO.UK

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Winkworth West Hampstead

020 7483 7602 | westhampstead@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.