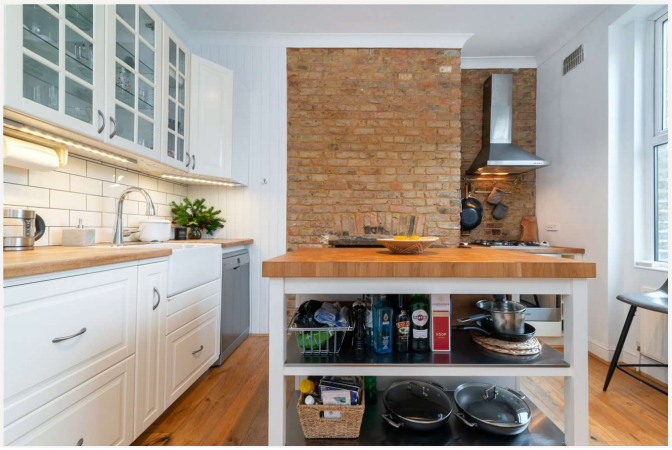
Kilburn Park Road, NW6

2 1 2

£750,000 *Leasehold*

Situated on the first and second floors of an attractive Victorian building with period features and high ceilings this two-bedroom apartment benefits from open views over Paddington Recreation Ground. The apartment comprises of an entrance hall on the half level leading to a private roof terrace with green views, an eat-in kitchen with exposed brickwork and a large reception room with two sash windows offering a wealth of natural light and feature fireplace. The top floor provides a principal bedroom with fitted wardrobes and an en suite shower room, a second double bedroom and a family bathroom. Kilburn Park Road is situated in the heart of this fashionable area, close to all the local amenities offered by both Queens Park and Maida Vale, 0.6 miles from Queens Park underground (Bakerloo line) and the boutiques shops, cafes on Salisbury Road, 0.5 miles from Maida Vale underground (Bakerloo line) and a short walk (approximately 0.1 Mile) from the wonderful Paddington Recreation Ground with outstanding children's play area, tennis courts, running tracks.



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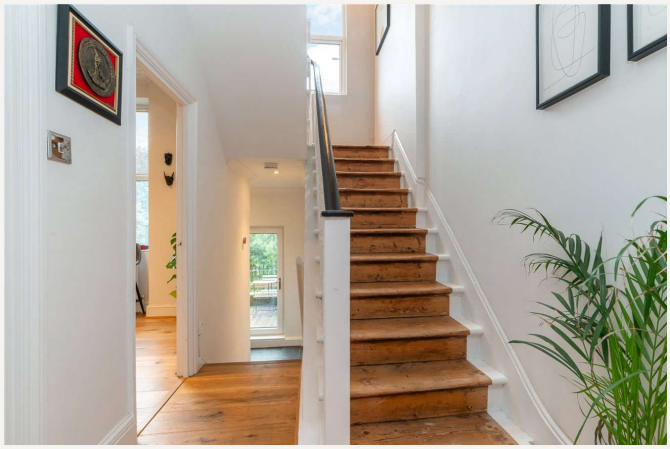
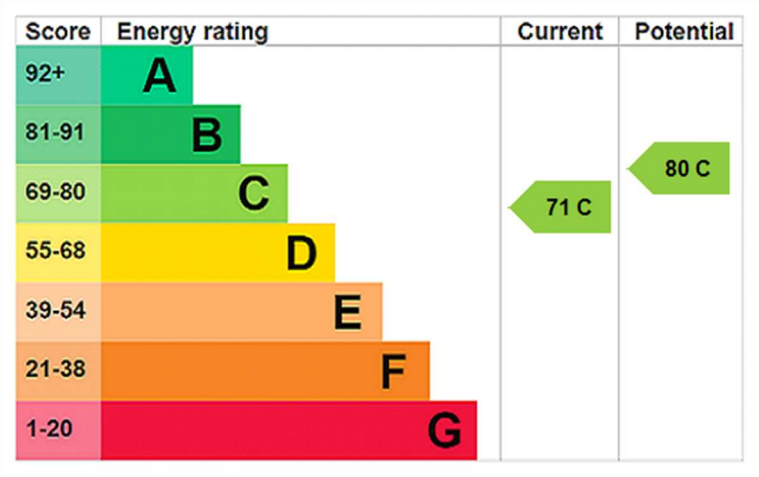
KEY FEATURES

- Principal Bedroom with Fitted Wardrobes and an En-Suite Shower Room
- Second Double Bedroom
- Family Bathroom
- Eat-In Kitchen
- Large Reception Room
- Private Roof Terrace
- Views Over Paddington Recreation Ground
- Period Features and High Ceilings
- Sash Windows
- Chain Free

MATERIAL INFO

Tenure: Leasehold
Lease Expiry Date: 25/12/2124
Service Charge: £1,000 per annum
Ground Rent: £200 Annually (subject to increase)
Council Tax Band: E
EPC rating: C





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https://www.winkworth.co.uk/sale/property/MDV210001

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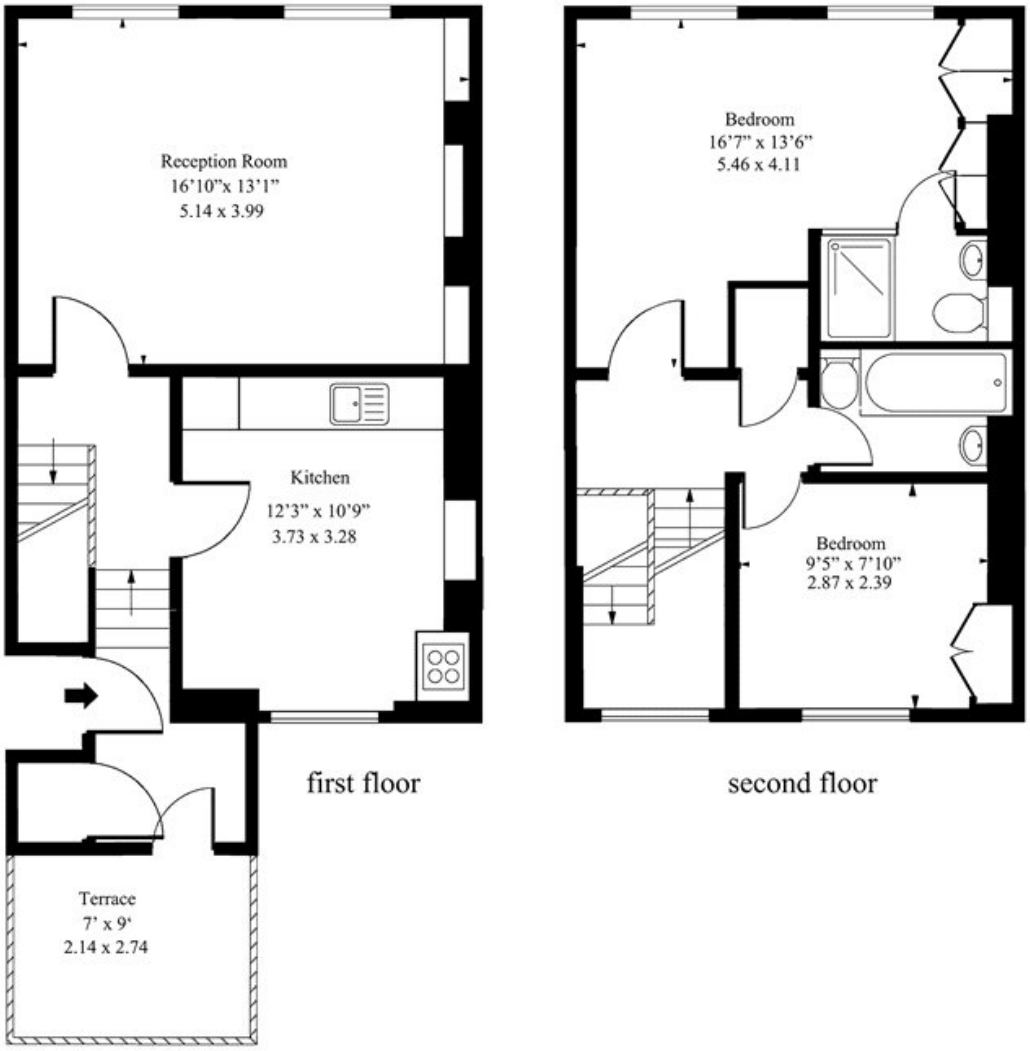

Approx Gross Internal Area 883 Sq.ft - 82.03 Sq m

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy
However all measurments are approximate.
The floor plan is illustrative purposes only and is not to scale

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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.

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