



Kilburn Park Road, NW6

£725,000 *Leasehold*

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Winkworth have the pleasure of offering this beautiful, well-proportioned (approximately 1040 sq. ft.) three double bedroom ground floor apartment forming part of this attractive modern purpose built block, with communal gardens and secure underground parking. The apartment has been designed for family living, with a spacious entrance hall with ample storage, three double bedrooms, a bathroom suite, a separate shower room suite, a large semi open plan kitchen reception area with double doors opening to a private patio garden, leading directly on to attractive communal gardens. 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 0.5 miles from Maida Vale Underground (Bakerloo line). Paddington Recreation Ground is a short walk away (Approximately 0.2 Miles) with outstanding children's play area, tennis courts and running tracks.



Winkworth Maida Vale

020 7289 1692 | maidavale@winkworth.co.uk

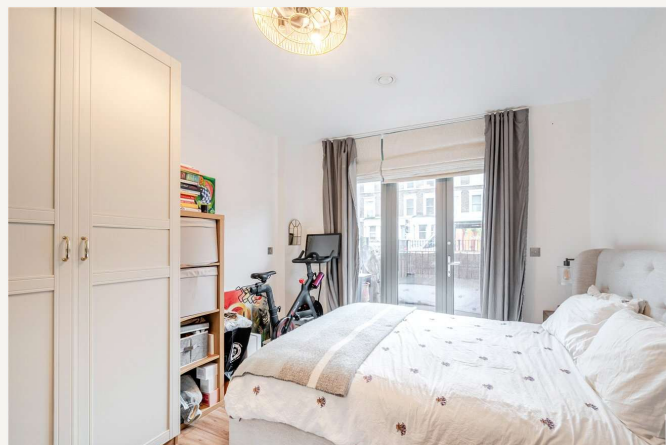
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KEY FEATURES

- Three Bedrooms
- Family Bathroom
- Shower Room
- Open Plan Kitchen/Reception Room
- Balcony
- Private Patio
- Direct Access to Communal Gardens
- Secure Underground Parking
- Leasehold



MATERIAL INFO

Tenure: Leasehold

Lease Expiry Date: 23/11/2263

Service Charge: £4,978.56 per annum

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: D

EPC rating: B





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

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

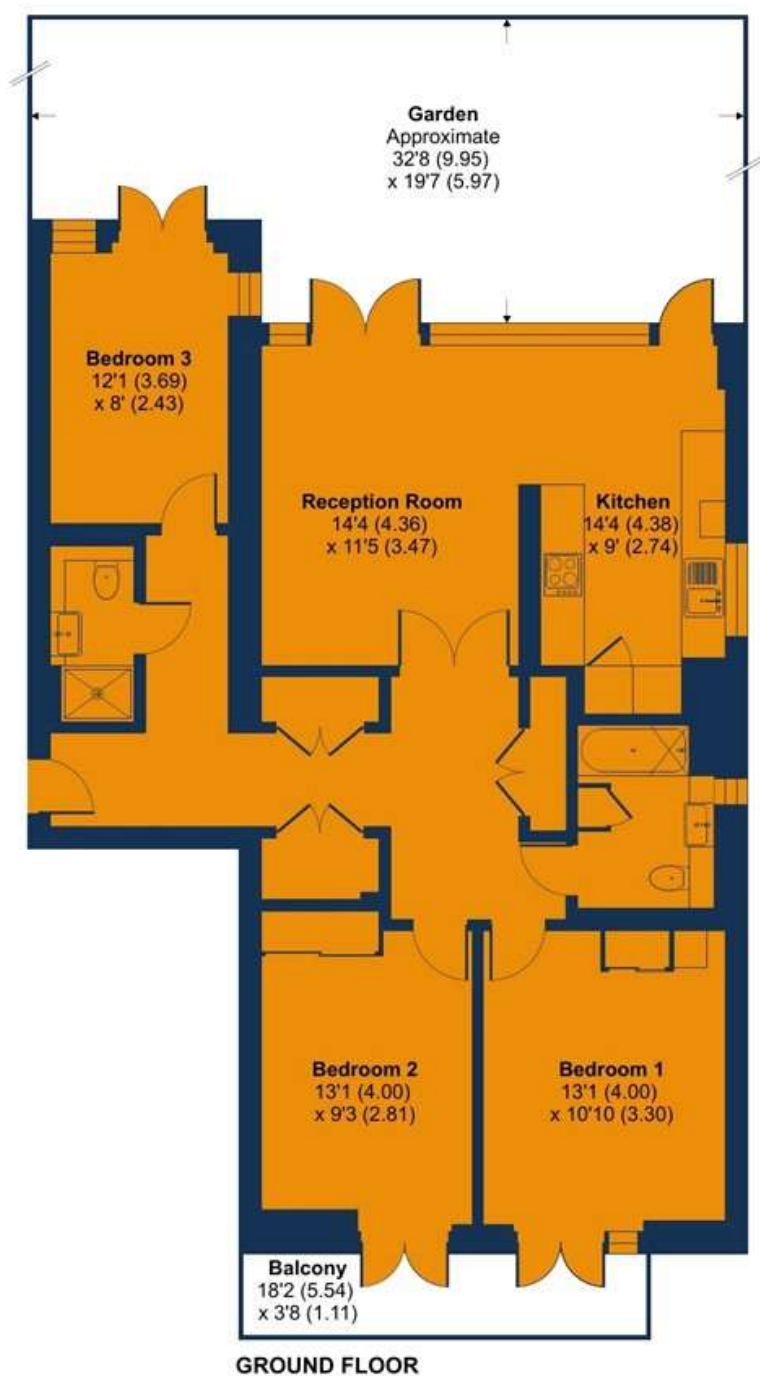


<https://www.winkworth.co.uk/sale/property/SJD260151>

Kilburn Park Road, London, NW6

Approximate Area = 1040 sq ft / 96.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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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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