



## KILBURN PARK ROAD, NW6 £690,000 LEASEHOLD

An immaculately presented and contemporary apartment located within a popular modern development, Hollister House. The flat comprises of a bright, airy and spacious 23ft long open plan reception room, fully fitted kitchen and dining area, with floor to ceiling glass providing access on to the South-East facing private balcony. This is a great entertaining space. The main bedroom benefits from a tiled ensuite shower room with modern fittings. The main bathroom is also of similar style. The second bedroom is a generous double. Furthermore, the flat benefits from a small separate office space (ideal if working from home), utility cupboard, underfloor heating, and residents lift access to all floors.

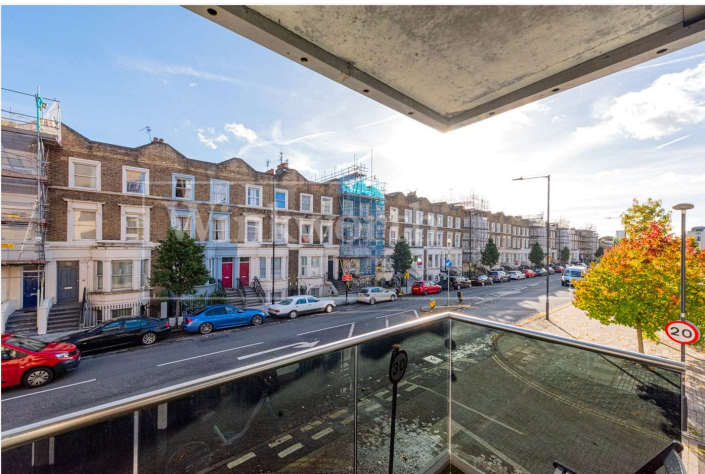
Two Double Bedrooms | Two Bathrooms | Open Plan Reception | Fully Fitted Kitchen/ Dining Area | South-East Facing Private Balcony

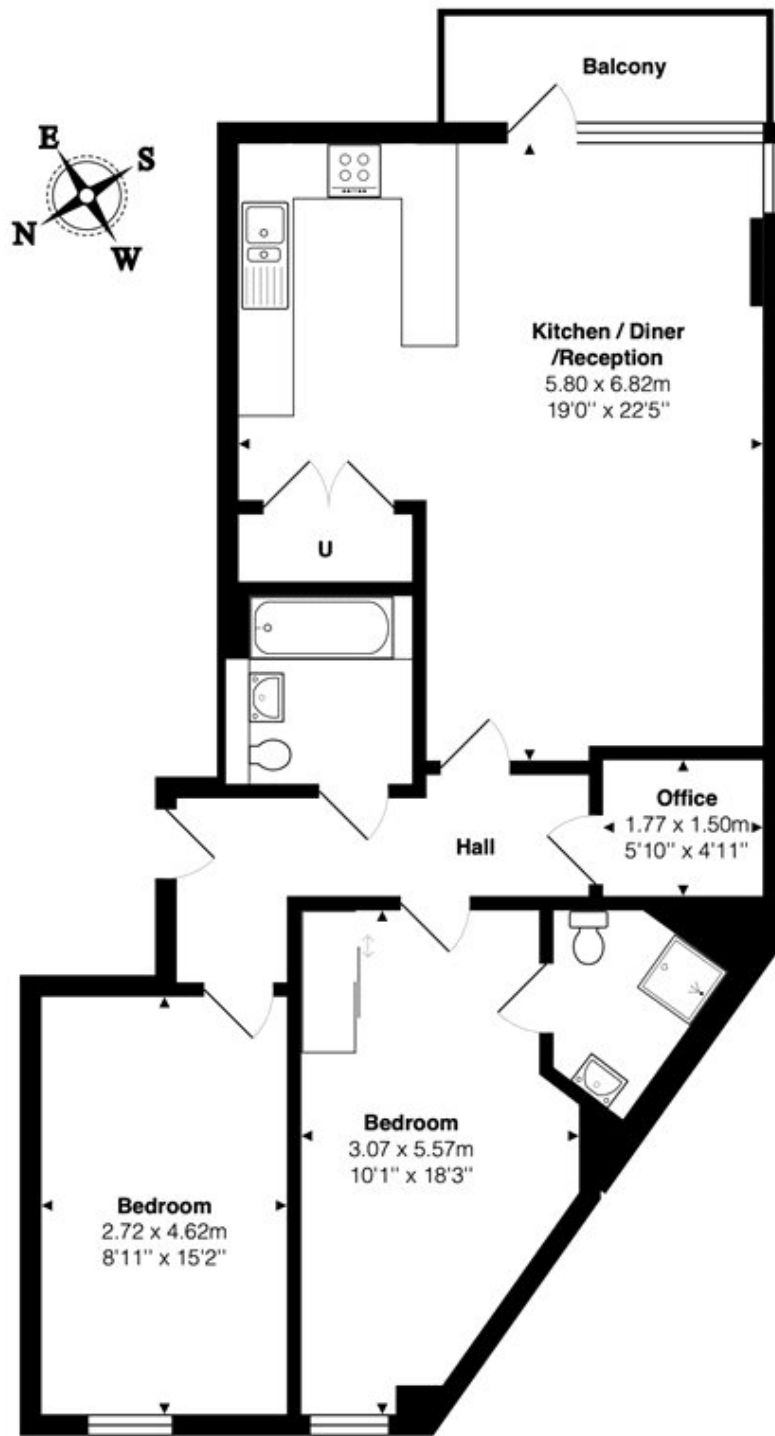
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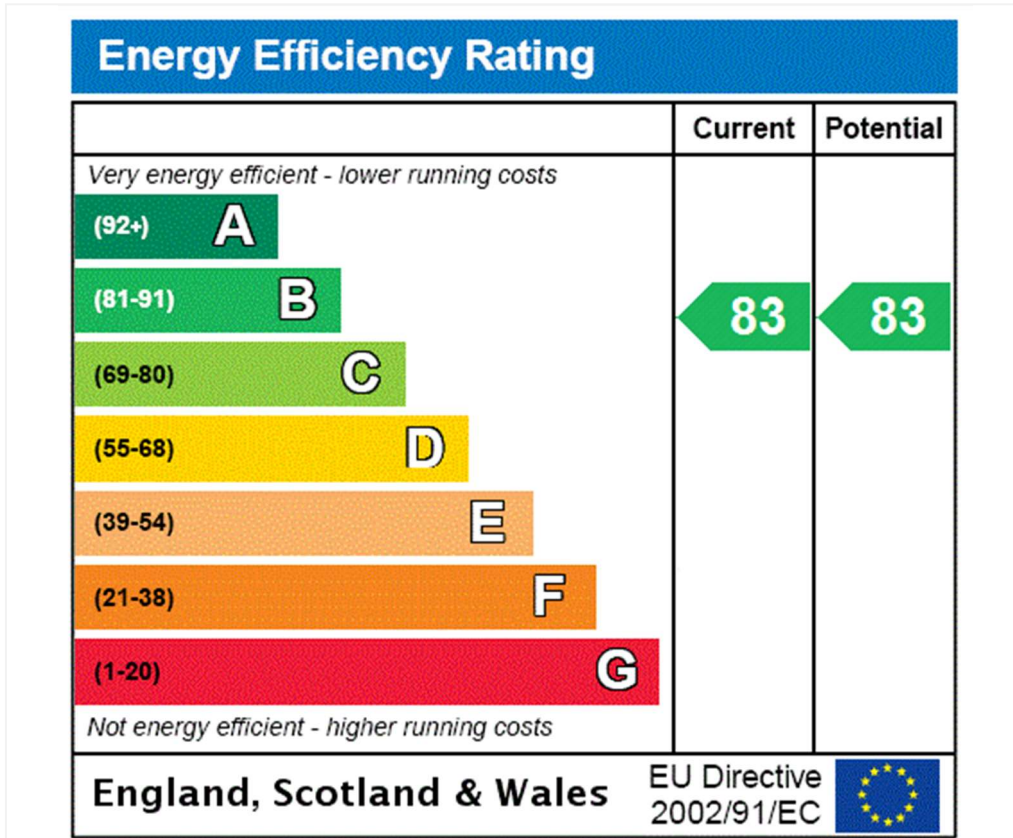




**1st Floor**

Total Area: 81.8 m<sup>2</sup> ... 881 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only



**Tenure:** Leasehold

**Term:** Expires - 26/03/2138

**Service Charge:** £3,200 per annum

**Ground Rent:** A peppercorn (subject to increase)

**Council Tax Band:** C

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