



The Arbor, London, NW6

£500,000 *Leasehold*



This fantastic private gated one-bedroom, one-bathroom property in NW6 is the perfect combination of luxury living whilst being in a central, sought-after location. This stunning Parkside property, built only five years ago, has been designed with high-spec modern and stylish finishes throughout, featuring a fully equipped kitchen with Siemens appliances and an open-plan living area with ample natural light, boasting views of the park from one of the property's two balconies. The generous-sized bathroom is equipped with contemporary finishes, including a bath and shower, and the double bedroom comes equipped with spacious built-in wardrobes, alongside three storage spaces throughout the property.

The property is 0.5 miles away from the buzzy West End Lane and Queen's Park, with many shops, restaurants, and cafes. This property has excellent public transportation options, with the Jubilee Line (0.4m), London Overground (0.2m) to Euston, Clapham Junction, and Richmond, West Hampstead Thameslink (0.5m) to the City, Gatwick, and Luton Airport, and lastly the Bakerloo Line (0.7m).



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KEY FEATURES

- Double Bedroom
- Family Bathroom
- Open Plan Reception Room / Kitchen
- Balcony
- Communal Gardens



MATERIAL INFO

Tenure: Leasehold

Lease Expiry Date: 24/06/2019

Service Charge: £2,400 per annum

Council Tax Band: C

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/WHP250196>

The Arbor, London NW6 2BS

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 46.79 SQ M / 504 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 46.79 SQ M / 504 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.

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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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